



**LEGISLATION &
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May 5, 2021

Honorable Anthony Portantino
Chair, Senate Appropriations Committee
State Capitol, Room 2206
Sacramento, CA 95814

RE: SB 64 (Leyva) as amended March 11, 2021 – SUPPORT

Dear Senator Portantino:

Disability Rights California (DRC), a non-profit advocacy organization that advances and protects the rights of Californians with disabilities, **supports SB 64**, which would provide emergency relief to mobilehome residents who continue to be impacted by the COVID-19 crisis. This bill will be heard before Senate Appropriations Committee.

Mobilehomes present unique housing concerns. A mobilehome resident is both a “homeowner” and a tenant. The homeowner owns the mobilehome, but the park owns the land underneath, and notably mobilehomes despite their name, are generally not mobile. To address these unique circumstances, a special body of laws have developed in recent decades, known as the Mobilehome Residency Law (MRL), located in sections 798-799.11 of the California Civil Code.

Last year, Governor Newsom issued Executive Order N-28-20 banning enforcement of eviction orders, and protecting renters and homeowners affected by the COVID- 19 pandemic. The Executive Order suspended Civil Code sections 1940 et seq. and 1954.25 et seq. pertaining to commercial and residential residents, but was silent on the specific Civil Code and MRL sections that govern mobilehome residents and evictions.

The Governor also signed into law AB 3088, Chaptered 2020, which established a moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous condition, until January 31, 2021. This moratorium was recently extended until June 30, 2021 with the passage of SB 91, Chaptered 2021. Also, the moratorium did include mobilehome tenancy terminated by mobilehome park management outlined in Civil Code Section 798.56. Unfortunately, the law left unclarified the 7-day notices that are unique to mobilehome residents and could ultimately lead to evictions. SB 64 would address these gaps by developing specific eviction prevention policy needed to ensure that mobilehome park residents affected by COVID-19 remain housed.

For these reasons, DRC supports this bill. Please contact me if you have any questions about our position or if I can provide any further information.

Sincerely,

A handwritten signature in black ink that reads "Gregory Cramer". The signature is written in a cursive, flowing style.

Gregory Cramer
Senior Legislative Advocate
Disability Rights California

cc: Honorable Members, Senate Appropriations Committee
Honorable Connie Leyva, California State Senate
Varnell Smith, Executive Assistant, Office of Senator Leyva