
City of San Pablo Mobile Home Rental Assistance Grant Program

Council Priority Work Plan Item #310: Implement Tenant Protections

City Council Meeting
December 15, 2025



CITYOF SAN PABLO
City of New Directions

EXISTING RESIDENT PROTECTIONS FOR MOBILE HOME RESIDENTS

CALIFORNIA MOBILE HOME RESIDENCY LAW (MRL):

- Establishes just-cause eviction requirements
- Requires 90-day written notice for rent increases
- Protects the right to sell the mobile home in place
- Limits park management's right to enter private spaces without notice
- Requires advance notice for park closure or conversion
- Applicable to mobile home owners that rent space at a mobile home park

MOBILE HOME PARKS ACT (H&S Code):

- Requires park owners to maintain utilities, infrastructure, and safety standards
- Enforced by the California Department of Housing & Community Development (HCD)

EXISTING RESIDENT PROTECTIONS UNDER STATE LAW

2025 STATE LAW UPDATES:

- AB 661: Allows Electronic delivery of notices with tenant consent
- AB 2304: Applies eviction masking rules to mobile home evictions
 - Bill eliminated an exception for unlawful detainers involving mobile homes from prohibition on court clerks allowing access to unlawful detainer case records.
- SB 1408: Limits towing of work-related vehicles from tenant driveways
- Mobile home Residency Law Protection Program (MRLPP) extended through 2027

ADDITIONAL POLICY OPTIONS: ONE -TIME RENTAL ASSISTANCE

ABOUT THE PROGRAM:

The Program would provide one-time grants to offset increases in mobile home space rent occurring on/after January 1, 2026. The Program is intended to support low-income, owner-occupied mobile home households in San Pablo facing extraordinary housing cost burdens.

PROGRAM DETAILS:

- Grants of \$1,000 per household (based on AMI)
- Funding Allocation – \$150,000 for FY 2025-26 (Low Mod Housing Fund per CA HSC § Section 34176.1)
- Number of grants – 150 qualified applicants (if more than 150 applications are received, recipients will be selected by lottery)

APPLICATION TIMELINE:

- Receive Applications – January 6, 2026 – January 20, 2026
- Distribute Funds By – February 5, 2026

PROPOSED STAFF OUTREACH FOR PROGRAM

PLANNED OUTREACH:

- Flyers and application materials will be available in English and Spanish
- Distribution at the City's seven (7) mobile home parks (approx. +/- 450 rental spaces)
- Social media campaign on mobile home regulations and grant program
- Share to outside partners to further information reach



EDHPM RECOMMENDATION FROM DECEMBER 10, 2025 MEETING

City staff recommends the City Council:

- 1). Receive presentation; and
- 2). Proceed with considering Resolution to adopt a policy amendment to the FY 2025-27 Council Priority Workplan with new *Policy #312: Appropriate funding using Low-Mod Housing Funds per State of CA Health and Safety Code regulations (Section §34176.1(a)(2) to prevent homelessness, and formally establish a one-time FY 2025-26 Rental Assistance Grant Program for Mobile Home Residents (City-wide) through June 30, 2026.*
- 3). Recommend a one-time funding allocation of a maximum of \$150,000 using restricted Low-Mod Housing Funds to prevent homelessness (CA HSC § Section 34176.1) to fund the program thru June 30, 2026; and
- 4). Direct the City Manager to work with State Legislators to strengthen/support mobile home rental regulation protections under State law.

