
INTRODUCED BY SENIOR ASSEMBLY MEMBER ROLFE**LEGISLATIVE COUNSEL'S DIGEST****AP 16: MOBILEHOME RESIDENCY RIGHTS.**

EXISTING LAW, THE MOBILEHOME RESIDENCY LAW, AUTHORIZES A HOMEOWNER WHO LIVES ALONE WITHIN A MOBILEHOME PARK TO SHARE HIS OR HER MOBILEHOME WITH ONE GUEST, SUBJECT TO SPECIFIED REQUIREMENTS. EXISTING LAW ALSO AUTHORIZES A HOMEOWNER TO SHARE HIS OR HER MOBILEHOME WITH A PERSON WHO PROVIDES LIVE-IN HEALTH CARE, SUPPORTIVE CARE, OR, IN CERTAIN CIRCUMSTANCES, SUPERVISION TO THE HOMEOWNER PURSUANT TO A WRITTEN TREATMENT PLAN BY A PHYSICIAN AND SURGEON. EXISTING LAW PROHIBITS THE MANAGEMENT OF THE PARK FROM CHARGING A FEE IN THESE INSTANCES.

THIS MEASURE WOULD MEMORIALIZE THE LEGISLATURE AND THE GOVERNOR TO ENACT LEGISLATION THAT WOULD AUTHORIZE ANY HOMEOWNER TO SHARE HIS OR HER MOBILEHOME WITH ONE GUEST, AS SPECIFIED, AND WOULD DELETE THE REQUIREMENT OF A WRITTEN TREATMENT PLAN BY A PHYSICIAN AND SURGEON.

VOTE: MAJORITY.

AP 16: RELATING TO MOBILEHOME RESIDENCY RIGHTS

WHEREAS, FAMILIES WHO PAY MORE THAN 30 PERCENT OF THEIR INCOME FOR HOUSING COSTS ARE CONSIDERED COST BURDENED, AND MAY HAVE DIFFICULTY AFFORDING NECESSITIES, INCLUDING FOOD, CLOTHING, TRANSPORTATION, AND MEDICAL CARE; AND

WHEREAS, THE ELIMINATION OF REDEVELOPMENT FUNDING IN 2012 RESULTED IN A LOSS OF OVER \$1,000,000,000 PER YEAR IN THE PRODUCTION AND PRESERVATION OF AFFORDABLE HOMES IN CALIFORNIA; AND

WHEREAS, CALIFORNIA CURRENTLY HAS A 1.54 MILLION AFFORDABLE HOUSING UNIT SHORTFALL IN RENTAL PROPERTIES FOR ITS EXTREMELY LOW INCOME AND VERY LOW INCOME RENTAL POPULATION; AND

WHEREAS, A 2015 HENRY J. KAISER FOUNDATION STUDY FOUND THAT 21 PERCENT OF SENIORS IN CALIFORNIA LIVE IN POVERTY; AND

WHEREAS, THE AGING BABY BOOMER POPULATION HAS EXACERBATED THE ISSUE OF AFFORDABLE HOUSING IN CALIFORNIA, INCREASING THE NUMBER OF IMPOVERISHED SENIORS OVER 65 YEARS OF AGE BY 85 PERCENT BETWEEN 1999 AND 2014 TO NEARLY 520,000; AND

WHEREAS, A LACK OF AFFORDABLE HOUSING FOR LOW-INCOME SENIORS CAN LEAD TO A LOSS OF INDEPENDENCE AND HIGHER COSTS TO THE PUBLIC DUE TO AN INCREASED NEED FOR EMERGENCY HEALTH CARE AND PLACEMENT IN NURSING HOMES; AND

WHEREAS, MOBILEHOME LIVING PROVIDES AN AFFORDABLE HOUSING OPTION FOR CALIFORNIA'S SENIORS ON A FIXED INCOME; AND

WHEREAS, MANY CALIFORNIA MOBILEHOME PARKS LIMIT THE NUMBER OF RESIDENTS AND GUESTS THAT MAY RESIDE WITHIN A MOBILEHOME; AND

WHEREAS, THE MOBILEHOME RESIDENCY LAW PROVIDES A HOMEOWNER WITH ONLY LIMITED AUTHORIZATION TO HAVE LIVE-IN HEALTH CARE, SUPPORTIVE CARE, OR SUPERVISION PURSUANT TO A WRITTEN TREATMENT PLAN; AND

WHEREAS, ALLOWING MOBILEHOME RESIDENTS TO HAVE LIVE-IN SUPPORT WOULD DIMINISH EMERGENCY ROOM VISITS, DECREASE ADMITTANCE TO NURSING HOMES, AND ALLOW SENIORS TO STAY IN THEIR AFFORDABLE LIVING SITUATIONS; NOW, THEREFORE, BE IT

RESOLVED, BY THE SENIOR ASSEMBLY AND THE SENIOR SENATE, JOINTLY, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA AT ITS 2016 REGULAR SESSION, A MAJORITY OF THE MEMBERS VOTING THEREFOR, HEREBY PROPOSES THAT THE MOBILEHOME RESIDENCY LAW BE AMENDED TO

AUTHORIZE ANY HOMEOWNER WITHIN A MOBILEHOME PARK TO SHARE HIS OR HER MOBILEHOME WITH ONE GUEST WITHOUT REGARD TO WHETHER HE OR SHE LIVES ALONE; AND BE IT FURTHER

RESOLVED, THAT THE MOBILEHOME RESIDENCY LAW BE AMENDED TO DELETE THE REQUIREMENT OF A WRITTEN TREATMENT PLAN PREPARED BY A PHYSICIAN AND SURGEON IN ORDER FOR A HOMEOWNER TO SHARE HIS OR HER MOBILEHOME WITH A PERSON WHO PROVIDES LIVE-IN HEALTH CARE, SUPPORTIVE CARE, OR SUPERVISION TO THE HOMEOWNER WITHOUT THIS PLAN; AND BE IT FURTHER

RESOLVED, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA RESPECTFULLY MEMORIALIZES THE LEGISLATURE AND THE GOVERNOR OF THE STATE OF CALIFORNIA TO ENACT LEGISLATION THAT WOULD ADDRESS THE CONCERNS SET FORTH IN THIS MEASURE; AND BE IT FURTHER

RESOLVED, THAT A COPY OF THIS MEASURE BE TRANSMITTED TO THE SPEAKER OF THE ASSEMBLY, THE PRESIDENT PRO TEMPORE OF THE SENATE, AND THE GOVERNOR OF THE STATE OF CALIFORNIA.