

## HCD's Mobilehome Park Resident Ownership Program

### Background

The Mobilehome Park Resident Ownership Program (MPROP), enacted in 1984 (SB 2240, Seymour), is administered by the Department of Housing and Community Development (HCD). MPROP offers loans to homeowner organizations and low-income park residents to help finance conversion of mobilehome parks to resident ownership. Detailed information is available at [www.hcd.ca.gov/fa/mprop/](http://www.hcd.ca.gov/fa/mprop/) or at (916) 445-0110.

Purpose: There are 4,822 mobilehome parks in California providing housing to approximately 800,000 or more residents, many of whom are low and moderate income families and seniors. Over the years, rents have increased in many parks to the point where some low-income residents fear economic eviction. Other parks have closed to make way for new development, such as hotels or shopping centers, resulting in the loss of affordable housing and physical displacement of some residents. Many of these residents cannot afford to move their homes to another park, vacancies in most parks are rare, and many parks will not accept older mobilehomes even if there are vacant spaces available. Hence, where resident or non-profit purchase of the park is an option, MPROP funds, where available, help to preserve affordable "at-risk" housing.

How MPROP Works: MPROP does not fund the full cost of a conversion to resident ownership. MPROP basically provides homeowners' associations 3% simple interest loans and shorter-term "bridge" loans for costs of park conversions, and long-term loans up to 30 years for individual low-income residents (defined as households with up to 80% of median income for the area). Two-thirds of the park residents must support resident ownership of the park in order for a conversion to be eligible for MPROP funding. Payments for some low-income individuals may be deferred. Individual homeowners who do not qualify for MPROP must secure their own private financing. But MPROP indirectly benefits them as well. By providing conversion and "bridge" loans and individual low-income loans, MPROP often provides the needed margin of financial support necessary to assure that a combined financing package will work to maintain a successful conversion. In 1999, the Legislature also broadened the scope of MPROP to allow qualified non-profit housing and local government sponsors to be eligible for funding if at least 30% of the spaces in a proposed mobilehome park are occupied by low-income households.

How MPROP is Funded: MPROP is funded by an annual \$5 surcharge on mobilehome owners, who are subject to state vehicle license fees (VLF), and revenues from MPROP loan repayments, which totals about \$3 million in funding a year.

MPROP Parks: As of December 2006, MPROP has helped to fund 74 mobilehome park conversions over 21 years – parks with approximate total of 12,000 lots. Over 3,000 of those spaces are occupied by “low-income” residents. See the attached list.

# # #

# Mobilehome Park Resident Ownership Program (MPROP) Funded Listing – 1985-2006

## **CHEROKEE MOBILE GARDEN(30-0115-MP)**

Location ([Map](#))  
235 S BEACH BLVD  
ANAHEIM, CA 92804  
714-821-3541

## **Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 173  
Low Income Spaces: 41  
MPROP funded: 1985

## **Operated By**

CHEROKEE M.H.O.A.  
22875 SAVI RANCH PKWY #A  
YORBA LINDA, CA 92887  
Non-Profit Stock

## **SEMINOLE SPRINGS MHP(19-1372-MP)**

Location ([Map](#))  
30473 MULHOLLAND HWY  
AGOURA, CA 91301  
818-889-1221

## **Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 220  
Low Income Spaces: 30  
MPROP funded: 1985

## **Operated By**

SEMINOLE SPRINGS MOBILEHOME  
PARK OWNERS INC  
30473 MULHOLLAND HWY  
AGOURA, CA 91301  
Limited Equity Housing Co-op

## **MADRID MANOR HOA(37-1594-MP)**

Location ([Map](#))  
1401 EL NORTE PKWY  
SAN MARCOS, CA 92069  
619-753-0033

## **Park Information**

**Jurisdiction:** SAN MARCOS  
MobileHome Spaces: 330  
Low Income Spaces: 15  
MPROP funded: 1985

## **Operated By**

MADRID MANOR HOA  
1401 EL NORTE PKWY  
SAN MARCOS, CA 92069  
Condo

**VISTA VILLAGE ESTATES(37-0742-MP)**

Location ([Map](#))  
 1506 OAK DR  
 VISTA, CA 92084  
 619-449-3300

**Park Information**

**Jurisdiction:** VISTA  
 MobileHome Spaces: 138  
 Low Income Spaces: 10  
 MPROP funded: 1985

**Operated By**

VISTA PIONEERS I INC  
 1506 OAK DR  
 VISTA, CA 92084  
 Non-Profit Corp.

**ORANGE TREE MHP(37-0492-MP)**

Location ([Map](#))  
 521 ORANGE AVE  
 CHULA VISTA, CA 91911  
 619-371-3471

**Park Information**

**Jurisdiction:** CHULA VISTA  
 MobileHome Spaces: 153\*  
 Low Income Spaces: 75  
 MPROP funded: 1985

**Operated By**

CITY OF CHULA VISTA  
 276 4TH AVE  
 CHULA VISTA, CA 91910  
 Condo

\*HCD C & S Website listing: 19 spaces

**SIERRA VISTA PARK(37-0358-MP)**

Location ([Map](#))  
 245 W BOBIER  
 VISTA, CA 92083  
 619-724-2456

**Park Information**

**Jurisdiction:** VISTA  
 MobileHome Spaces: 99  
 Low Income Spaces: 48  
 MPROP funded: 1985

**Operated By**

SIERRA VISTA HOMEOWNERS  
 ASSOCIATION  
 245 W BOBIER  
 VISTA, CA 92083  
 Condo

**TOWN\COUNTRY(07-0096-MP)**

Location ([Map](#))  
 1060 SAN MIGUEL RD  
 CONCORD, CA 94518  
 510-689-5551

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 167  
 Low Income Spaces: 60  
 MPROP funded: 1985

**Operated By**

TOWN & COUNTRY CO LLC  
 473 HOPE ST #1  
 MOUNTAIN VIEW, CA 94041  
 Non-Profit Corp.

**CHUMASH VILLAGE HOMEOWNERS ASSOC(40-0166-MP)**

Location ([Map](#))  
3057 S HIGUERA  
SAN LUIS OBISPO, CA 93401  
805-544-1290

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 235  
Low Income Spaces: 35  
MPROP funded: 1986

**Operated By**

CHUMASH VILLAGE HOMEOWNERS ASSOCIATION  
3057 S HIGUERA ST  
SAN LUIS OBISPO, CA 93401  
Condo

**SKYS HAVEN MOBILE ESTATES(33-0441-MP)**

Location ([Map](#))  
14777 PALM DR  
DESERT HOT SPRINGS, CA 92240  
805-965-7097

**Park Information**

**Jurisdiction:** DESERT HOT SPRINGS  
MobileHome Spaces: 181  
Low Income Spaces: 15  
MPROP funded: 1986

**Operated By**

SKYS HAVEN MOBILEHOME PARK  
14777 PALM DR  
DESERT HOT SPRINGS, CA 92240  
Condo

**RANCHO ESCONDIDO(37-0477-MP)**

Location ([Map](#))  
525 W EL NORTE PKWY  
ESCONDIDO, CA 92026  
619-782-3709

**Park Information**

**Jurisdiction:** ESCONDIDO  
MobileHome Spaces: 338  
Low Income Spaces: 80  
MPROP funded: 1986

**Operated By**

RANCHO ESCONDIDO HOMEOWNERS ASSOCIATION  
525 W EL NORTE PKWY  
ESCONDIDO, CA 92026  
Condo

**THE MEADOWS(37-0707-MP)**

Location ([Map](#))  
15420 OLD HWY 80  
EL CAJON, CA 92021-2411  
619-749-7572

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 260  
Low Income Spaces: 31  
MPROP funded: 1986

**Operated By**

MEADOWS HOMEOWNERS ACQUITITION CO.  
15420 OLDE HWY 80  
EL CAJON, CA 92021  
Condo

**CHAMPAGNE VILLAGE(37-0362-MP)**

Location ([Map](#))  
8975 LAWRENCE WELK BLVD  
ESCONDIDO, CA 92026-6403  
619-749-8008

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 457  
Low Income Spaces: 20  
MPROP funded: 1986

**Operated By**

CHAMPAGNE VILLAGE  
8975-461 LAWRENCE WELK DR  
ESCONDIDO, CA 92026-6403  
Condo

**SHERWOOD LAKE MHP(27-0193-MP)**

Location ([Map](#))  
150 KERN ST  
SALINAS, CA 93905  
408-424-6694

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 151  
Low Income Spaces: 5  
MPROP funded: 1986

**Operated By**

SHERWOOD LAKE MOBILEHOME  
PARK  
150 KERN ST C/O BOARD OF  
DIRECTORS PAULINE WATSON  
SALINAS, CA 93905  
Non-Profit Corp.

**RANCHO DEL AVION(30-0244-MP)**

Location ([Map](#))  
32742 ALIPAZ ST  
SAN JUAN CAPISTRANO, CA 92675  
949-661-8395

**Park Information**

**Jurisdiction:** SAN JUAN  
CAPISTRANO  
MobileHome Spaces: 171  
Low Income Spaces: 15  
MPROP funded: 1986

**Operated By**

RANCHO DEL AVION HOMEOWNERS  
ASSOC.  
AUDREY COPELAND 32742 ALIPAZ  
SAN JUAN CAPISTRANO, CA 92675  
Condo

**THE GROVES(30-0304-MP)**

Location ([Map](#))  
5200 IRVINE BLVD  
IRVINE, CA 92620  
714-832-3600

**Park Information**

**Jurisdiction:** IRVINE  
MobileHome Spaces: 533  
Low Income Spaces: 30  
MPROP funded: 1986

**Operated By**

THE GROVES HOMEOWNERS INC  
5200 IRVINE BLVD  
IRVINE, CA 92620  
Non-Profit Stock

**SEAL BEACH TP(30-0305-MP)**

Location ([Map](#))  
 313 WELCOME LN  
 SEAL BEACH, CA 90740  
 714-832-3600

**Park Information**

**Jurisdiction:** SEAL BEACH  
 MobileHome Spaces: 125  
 Low Income Spaces: 50  
 MPROP funded: 1987

**Operated By**

SEAL BEACH AFFORDABLE  
 HOUSING CORPORATION  
 110 PINE AVENUE, SUITE 525  
 LONG BEACH, CA 90802  
 Limited Equity Housing Co-op

**EL RIO MHP(44-0008-MP)**

Location ([Map](#))  
 2120 N PACIFIC AVE  
 SANTA CRUZ, CA 95060  
 408-423-9494

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 91  
 Low Income Spaces: 46  
 MPROP funded: 1987

**Operated By**

COOPERATIVE INC  
 2120 N PACIFIC AVE  
 SANTA CRUZ, CA 95060  
 Limited Equity Housing Co-op

**POINSETTA SENIOR MOBILEHOME  
PARK(37-11221/11382-MP)**

Location ([Map](#))  
 13648 EDGEMOOR STREET  
 POWAY, CA 92064  
 858-748-4570

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 261  
 Low Income Spaces: 105  
 MPROP funded: 1987

**Operated By**

WAKELAND HOUSING &  
 DEVELOPMENT CORP  
 13648 EDGEMOOR ST  
 POWAY, CA 92064  
 Condo

**GRANDVIEW MHP(19-0261-MP)**

Location ([Map](#))  
 24100 PENNSYLVANIA AVE  
 LOMITA, CA 90717  
 213-539-2582

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 40  
 Low Income Spaces: 24  
 MPROP funded: 1988

**Operated By**

GRANDVIEW MOBILEHOME PARK  
 INC/ STEVE CAMMARATA  
 25039 NARBONNE AVE  
 LOMITA, CA 90717  
 Non-Profit Stock

**HOLIDAY PARK(42-0078-MP)**

Location ([Map](#))  
1212 PUNTA GORDA ST  
SANTA BARBARA, CA 93101  
805-687-1100

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 23  
Low Income Spaces: 15  
MPROP funded: 1988

**Operated By**

HOLIDAY PARK ASSOCIATION  
C/O DELMONTE MANAGEMENT CO  
114 W MISSION ST  
SANTA BARBARA, CA 93101  
Limited Equity Housing Co-op

**SANTA BARBARA GREEN(42-0082-MP)**

Location ([Map](#))  
1200 PUNTA GORDA  
SANTA BARBARA, CA 93103  
805-569-0048

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 47\*  
Low Income Spaces: 37  
MPROP funded: 1988

**Operated By**

SANTA BARBARAS GREEN PARK  
ASSOCIATION  
1200 PUNTA GORDA  
SANTA BARBARA, CA 93103  
Limited Equity Housing Co-op

\*HCD C & S Website listing: 17 spaces

**MONARCH PINES(27-0085-MP)**

Location ([Map](#))  
700 BRIGGS AVE  
PACIFIC GROVE, CA 93950  
408-375-0220

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 103  
Low Income Spaces: 9  
MPROP funded: 1989

**Operated By**

MONARCH PINES HOMEOWNERS  
ASSOCIATION  
700 BRIGGS AVE  
PACIFIC GROVE, CA 93950  
Non-Profit Co-op

**NU WAY MHP(19-1426-MP)**

Location ([Map](#))  
401 W CARSON ST  
CARSON, CA 90745  
213-925-2510

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 39  
Low Income Spaces: 20  
MPROP funded: 1989

**Operated By**

NUWAY MOBILEHOME OWNERS  
ASSOCIATION  
401 W CARSON ST BOX 40  
CARSON, CA 90745  
Non-Profit Stock

**CASITAS DEL SOL(37-1019-MP)**

Location ([Map](#))  
1219 BARHAM DR  
SAN MARCOS, CA 92069  
619-669-0099

**Park Information**

**Jurisdiction:** SAN MARCOS  
MobileHome Spaces: 195  
Low Income Spaces: 38  
MPROP funded: 1989

**Operated By**

CASITAS DEL SOL ACQUISITION  
ASSOCIATION  
Condo

**JOSHUA SPRINGS(33-0546-MP)**

Location ([Map](#))  
18070 LANGLOIS RD  
DESERT HOT SPRINGS, CA 92240  
619-345-4770

**Park Information**

**Jurisdiction:** RIVERSIDE  
MobileHome Spaces: 105  
Low Income Spaces: 16  
MPROP funded: 1989

**Operated By**

JOSHUA SPRINGS MOBILEHOME OA  
18070 LANGLOIS RD  
DESERT HOT SPRINGS, CA 92240  
Non-Profit Stock

**LAKE JENNINGS PARK ESTATES(37-0770-MP)**

Location ([Map](#))  
9500 HARRITT RD  
LAKESIDE, CA 92040-3538  
619-443-4453

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 282  
Low Income Spaces: 39  
MPROP funded: 1989

**Operated By**

LAKE JENNINGS PARK ESTATES  
INC.  
9500 HARRITT DR  
LAKESIDE, CA 92040-3538  
Non-Profit Stock

**OAK FOREST MOBILE ESTATES LTD(19-1493-MP)**

Location ([Map](#))  
32100 TRIUNFO CANYON RD  
WESTLAKE VILLAGE, CA 91361  
818-991-0311

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 98  
Low Income Spaces: 30  
MPROP funded: 1989

**Operated By**

OAK FOREST MOBILE ESTATES  
HOMEOWNERS ASSOCIATION  
ATTN: TISH MATTHEWS PO BOX  
5098  
WESTLAKE VILLAGE, CA 91359  
Planned Unit Development Subdiv.

**CULVER CITY TERRACE(19-0044-MP)**

Location ([Map](#))  
 11250 PLAYA ST  
 CULVER CITY, CA 90230  
 213-398-3761

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 117  
 Low Income Spaces: 58  
 MPROP funded: 1989

**Operated By**

CULVER CITY MOBILEHOME  
 OWNERS ASSOCIATION  
 C/O LES FRAME ENTERPRISES INC  
 725 5TH ST #4  
 HERMOSA BEACH, CA 90254  
 Non-Profit Stock

**SUNSET VIEW ESTATES(23-0080-MP)**

Location ([Map](#))  
 3800 N STATE ST  
 UKIAH, CA 95482  
 707-485-7084

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 71  
 Low Income Spaces: 69  
 MPROP funded: 1989

**Operated By**

SUNSET VIEW ESTATES INC  
 3800 N STATE ST  
 UKIAH, CA 95482  
 Limited Equity Housing Co-op

**BLUE SKIES VILLAGE(33-0477-MP)**

Location ([Map](#))  
 70 260 HWY 111  
 RANCHO MIRAGE, CA 92270  
 619-328-2600

**Park Information**

**Jurisdiction:** RANCHO MIRAGE  
 MobileHome Spaces: 141  
 Low Income Spaces: 23  
 MPROP funded: 1989

**Operated By**

BLUE SKIES HOMEOWNERS  
 ASSOCIATION  
 70-260 HWY 111  
 RANCHO MIRAGE, CA 92270  
 Condo

**HACIENDA FAMILY PARK(37-0065-MP)**

Location ([Map](#))  
 145 E AVIATION RD  
 FALLBROOK, CA 92028-3343  
 619-723-9473

**Park Information**

**Jurisdiction:** SAN DIEGO  
 MobileHome Spaces: 25  
 Low Income Spaces: 23  
 MPROP funded: 1990

**Operated By**

HACIENDA FAMILY PARK INC  
 145 E AVIATION RD., #2  
 FALLBROOK, CA 92028  
 Resident Co-op Ownership

**GOLF GREENS MH ESTATES(34-0153-MP)**

Location ([Map](#))  
8665 FLORIN RD  
SACRAMENTO, CA 95828  
916-383-1453

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 185  
Low Income Spaces: 35  
MPROP funded: 1990

**Operated By**

FLORIN RD HOMEOWNERS  
ASSOCIATION  
8665 FLORIN RD BOX 187  
SACRAMENTO, CA 95828  
Limited Equity Housing Co-op

**PACIFIC FAMILY MHP CO OP(44-0001-MP)**

Location ([Map](#))  
1730 COMMERCIAL WAY  
SANTA CRUZ, CA 95062  
408-479-7637

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 33  
Low Income Spaces: 23  
MPROP funded: 1990

**Operated By**

PACIFIC FAMILY COOPERATIVE C/O  
THE JOHN STEWART CO  
500 CHESTNUT ST #1  
SANTA CRUZ, CA 95060  
Limited Equity Housing Co-op

**THE VIEWS MOBILEHOME PARK(37-0881-MP)**

Location ([Map](#))  
2400 W VALLEY PKWY  
ESCONDIDO, CA 92029  
619-757-1020

**Park Information**

**Jurisdiction:** ESCONDIDO  
MobileHome Spaces: 152  
Low Income Spaces: 45  
MPROP funded: 1990

**Operated By**

ESCONDIDO COMMUNITY  
DEVELOPMENT COMMISSION  
ATTN: TERESA GRAHAM, HOUSING  
DIVISION 201 N. BROADWAY  
ESCONDIDO, CA 92025  
Condo

**HIGHLANDS MHP(37-0835-MP)**

Location ([Map](#))  
7467 MISSION GORGE RD  
SANTEE, CA 92071  
619-449-7411

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 306  
Low Income Spaces: 57  
MPROP funded: 1995

**Operated By**

HIGHLANDS MOBILEHOME  
COMMUNITY ASSOCIATION  
100 N HOPE AVE SUITE 1  
SANTA BARBARA, CA 93110  
Non-Profit Stock

**QUAIL RUN MOBILE ESTATES(40-0211-MP)**

Location ([Map](#))  
 1400 QUAIL RUN DR  
 PASO ROBLES, CA 93446  
 805-238-2999

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 310  
 Low Income Spaces: 24  
 MPROP funded: 1990

**Operated By**

MARK IV SYSTEMS  
 PO BOX 1988  
 ATASCADERO, CA 93423  
 Condo

**MT SHADOWS MH ESTATES(37-0954-MP)**

Location ([Map](#))  
 1750 W CITRACADO PKWY  
 ESCONDIDO, CA 92029  
 619-738-4718

**Park Information**

**Jurisdiction:** ESCONDIDO  
 MobileHome Spaces: 209  
 Low Income Spaces: 25  
 MPROP funded: 1990

**Operated By**

ESCONDIDO COMMUNITY  
 DEVELOPMENT COMMISSION  
 ATTN: TERESA GRAHAM, HOUSING  
 DIVISION 201 N. BROADWAY  
 ESCONDIDO, CA 92025  
 Condo

**ARBOR TP(42-0004-MP)**

Location ([Map](#))  
 4725 9TH ST  
 CARPINTERIA, CA 93013  
 805-684-7059

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 45  
 Low Income Spaces: 25  
 MPROP funded: 1990

**Operated By**

ARBOR TRAILER PARK  
 C/O LES FRAME ENTERPRISES INC  
 725 5TH ST #4  
 HERMOSA BEACH, CA 90254  
 Non-Profit Co-op

**HIDDEN HILLS MOBILODGE(40-0106-MP)**

Location ([Map](#))  
 650 TANK FARM RD  
 SAN LUIS OBISPO, CA 93401  
 805-543-7750

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 35  
 Low Income Spaces: 35  
 MPROP funded: 1991

**Operated By**

JUDY BLOOMQUIST  
 P.O. BOX 289 11387 N MOORE RD  
 ELFRIDA, AZ 85610  
 Non-Profit Stock

**PORTOLA PALMS MHP(33-0407-MP)**

Location ([Map](#))  
43 155 PORTOLA AVE  
PALM DESERT, CA 92660  
619-346-2215

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 142  
Low Income Spaces: 28  
MPROP funded: 1991

**Operated By**

PORTOLA PALMS HOMEOWNERS  
ASSOCIATION  
PO BOX 799  
RANCHO MIRAGE, CA 92270  
Condo

**SHORECLIFFS MOBILE CC(30-0283-MP)**

Location ([Map](#))  
3000 CALLE NUEVO  
SAN CLEMENTE, CA 92672  
714-770-9531

**Park Information**

**Jurisdiction:** SAN CLEMENTE  
MobileHome Spaces: 192  
Low Income Spaces: 42  
MPROP funded: 1991

**Operated By**

SHORECLIFFS MOBILEHOME  
OWNERS ASSOCIATION  
Condo

**THURSTON ACQUISITION ASSOC INC(30-0059-MP)**

Location ([Map](#))  
1133 LAGUNA CANYON RD  
LAGUNA BEACH, CA 92651  
949-498-1129

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 26  
Low Income Spaces: 19  
MPROP funded: 1991

**Operated By**

THURSTON ACQUISITION ASSOC  
C/O HAWKEYE MANAGEMENT 1121  
GLENNEYRE ST  
LAGUNA BEACH, CA 92651  
Resident Stock Ownership

**MOUNTAIN BROOK MP(44-0013-MP)**

Location ([Map](#))  
6011 SCOTTS VALLEY DR 17  
SCOTTS VALLEY, CA 95066-3225  
408-438-5541

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 44  
Low Income Spaces: 10  
MPROP funded: 1991

**Operated By**

MOUNTAIN BROOK OF SCOTTS  
VALLEY HOA INC  
100 N HOPE AVE NO1  
SANTA BARBARA, CA 93110  
Non-Profit Stock

**BEACHCOMBER MHP CO OP INC(44-0082-MP)**

Location ([Map](#))  
2627 MATTISON LN  
SANTA CRUZ, CA 95062  
408-464-8026

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 73  
Low Income Spaces: 60  
MPROP funded: 1994

**Operated By**

BEACHCOMBER MOBILEHOME PARK  
CO-OP INC  
C/O JOHN STEWART CO 500  
CHESTNUT ST #101  
SANTA CRUZ, CA 95060  
Limited Equity Housing Co-op

**LA MOREE MH ESTATES(37-1182-MP)**

Location ([Map](#))  
1175 LA MOREE RD  
SAN MARCOS, CA 92069  
619-743-8855

**Park Information**

**Jurisdiction:** SAN MARCOS  
MobileHome Spaces: 122  
Low Income Spaces: 10  
MPROP funded: 1994

**Operated By**

P&K CONDO MANAGEMENT INC  
PO BOX 463100  
ESCONDIDO, CA 92046-3100  
Condo

**RANCHO ADOLFO MOBILEHOME ESTATES(56-0167-MP)**

Location ([Map](#))  
1055 ADOLFO RD  
CAMARILLO, CA 93012  
805-484-2734

**Park Information**

**Jurisdiction:** CAMARILLO  
MobileHome Spaces: 250  
Low Income Spaces: 8  
MPROP funded: 1994

**Operated By**

RANCHO ADOLFO MOBILEHOME  
ESTATES HOA  
1055 ADOLFO RD  
CAMARILLO, CA 93012  
Planned Unit Development Subdiv.

**SAN MARCOS VIEW ESTATES(37-0651-MP)**

Location ([Map](#))  
150 S RANCHO SANTA FE RD  
SAN MARCOS, CA 92069  
619-727-1525

**Park Information**

**Jurisdiction:** SAN MARCOS  
MobileHome Spaces: 192  
Low Income Spaces: 26  
MPROP funded: 1994

**Operated By**

HOMEOWNERS ASSOCIATION  
150 S. RANCHO SANTA FE RD.  
SAN MARCOS, CA 92069  
Condo

**KAY MAR SENIOR MHP(49-0098-MP)**

Location ([Map](#))  
515 W COLLEGE AVE  
SANTA ROSA, CA 95401  
707-526-1020

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 33  
Low Income Spaces: 19  
MPROP funded: 1996

**Operated By**

KAY MAR WAY INC  
C/O BURBANK HOUSING  
MANAGEMENT CORP 790 SONOMA  
AVE  
SANTA ROSA, CA 95404  
Non-Profit Corp.

**CASA NOVA MHP(48-0060-MP)**

Location ([Map](#))  
2701 MARTIN RD  
FAIRFIELD, CA 94533  
707-425-4475

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 131  
Low Income Spaces: 25  
MPROP funded: 1996

**Operated By**

CASA NOVA MOBILEHOME PARK  
INC  
2701 MARTIN RD  
FAIRFIELD, CA 94533  
Non-Profit Corp.

**TWIN OAKS VALLEY PARK(37-1020-MP)**

Location ([Map](#))  
500 RANCHEROS DR  
SAN MARCOS, CA 92069  
619-744-2500

**Park Information**

**Jurisdiction:** SAN MARCOS  
MobileHome Spaces: 190  
Low Income Spaces: 45  
MPROP funded: 1996

**Operated By**

SAN MARCOS REDEVELOPMENT  
AGENCY  
1 CIVIC CENTER DR  
SAN MARCOS, CA 92069-2949  
Condo

**RANCHO CARLSBAD OWNERS  
ASSOCIATION(37-1028-MP)**

Location ([Map](#))  
5200 EL CAMINO REAL  
CARLSBAD, CA 92008  
760-438-0332

**Park Information**

**Jurisdiction:** CARLSBAD  
MobileHome Spaces: 504  
Low Income Spaces: 46  
MPROP funded: 1996

**Operated By**

RANCHO CARLSBAD OWNERS ASSOC  
5200 EL CAMINO REAL  
CARLSBAD, CA 92008  
Condo

**TOWNE CENTER MHP(37-0284-MP)**

Location ([Map](#))  
202 AMMUNITION RD  
FALLBROOK, CA 92028-3206  
619-744-5730

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 48  
Low Income Spaces: 48  
MPROP funded: 1998

**Operated By**

TOWNE CENTER MH ASSOCIATION  
202 AMMUNITION RD.  
FALLBROOK, CA 92028  
Non-Profit Stock

**APACHE MOBILEHOME PARK(36-0478-MP)**

Location ([Map](#))  
56524 29 PALMS HIWY  
YUCCA VALLEY, CA 92284  
760-365-3853

**Park Information**

**Jurisdiction:** SAN BERNARDINO  
MobileHome Spaces: 136  
Low Income Spaces: 87  
MPROP funded: 2000

**Operated By**

APACHE MOBILEHOME PARK  
OWNERS ASSOCIATION  
C/O PG/APACH001 100 SOUTH OLA  
VISTA STE E  
SAN CLEMENTE, CA 92672-5505  
Non-Profit Stock

**ROYAL VIEW GARDEN MHP(37-0531-MP)**

Location ([Map](#))  
1351 PEPPER DR  
EL CAJON, CA 92021-1425  
619-443-7839

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 76  
Low Income Spaces: 36  
MPROP funded: 2000

**Operated By**

ROYAL VIEW GARDENS INC.  
1351 PEPPER DRIVE  
EL CAJON, CA 92021  
Non-Profit Stock

**PECAN PARK MH ESTATES(37-0671-MP)**

Location ([Map](#))  
14215 PECAN PARK LN  
EL CAJON, CA 92021-2705  
619-758-0572

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 128  
Low Income Spaces: n/a  
MPROP funded: 1999

**Operated By**

PECAN COMMUNITY ASSOCIATION  
14215 PECAN PARK LANE  
EL CAJON, CA 92021  
Non-Profit Stock

**PACIFIC ESTATES(48-0049-MP)**

Location ([Map](#))  
 300 PACIFIC AVE  
 FAIRFIELD, CA 94533  
 707-425-0254

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 175  
 Low Income Spaces: 15  
 MPROP funded: 1997

**Operated By**

PACIFIC ESTATES RESIDENTS  
 ASSOCIATION  
 300 PACIFIC AVE  
 FAIRFIELD, CA 94533  
 Non-Profit Corp.

**LAS TRES PALMAS MHP COOP(27-0036-MP)**

Location ([Map](#))  
 31 SAN JUAN RD  
 WATSONVILLE, CA 95076  
 408-842-9181

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 22  
 Low Income Spaces: 22  
 MPROP funded: 1996

**Operated By**

LAS TRES PALMAS MHP COOP C/O  
 SOUTH COUNTY HOUSING  
 C/O SOUTH COUNTY PROPERTY  
 MGMT 9015 MURRAY AVE STE 100  
 GILROY, CA 95020  
 Limited Equity Housing Co-op

**RIVER RANCH MHP(36-0583-MP)**

Location ([Map](#))  
 15940 STODDARD WELLS RD  
 VICTORVILLE, CA 92392  
 760-245-9831

**Park Information**

**Jurisdiction:** VICTORVILLE  
 MobileHome Spaces: 136  
 Low Income Spaces: 107  
 MPROP funded: 2001

**Operated By**

JAMBOREE HOUSING CORP  
 2081 BUSINESS CTR DR #110  
 IRVINE, CA 92612  
 Non-Resident Owned Non-Profit

**CEDARWOOD MH COMMUNITY(34-0108-MP)**

Location ([Map](#))  
 8665 GERBER RD  
 SACRAMENTO, CA 95828  
 916-682-2125

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 192  
 Low Income Spaces: 37  
 MPROP funded: 1996

**Operated By**

CEDARWOOD MOBILEHOME PARK I  
 8665 GERBER RD  
 SACRAMENTO, CA 95828  
 Resident Stock Ownership

**TOP O TOPANGA MH ESTATES(19-1200-MP)**Location ([Map](#))

3360 N TOPANGA CANYON BLVD  
TOPANGA, CA 90290  
818-346-9252

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 222  
Low Income Spaces: n/a  
MPROP funded: 1996

**Operated By**

TOP O TOPANGA HOMEOWNERS  
ASSOCIATION/HOMETOWN  
AMERICA MANAGEMENT  
1275 CENTER COURT  
COVINA, CA 91724  
Condo

**SEAL BEACH TP(30-0305-MP)**Location ([Map](#))

313 WELCOME LN  
SEAL BEACH, CA 90740  
562-435-2124

**Park Information**

**Jurisdiction:** SEAL BEACH  
MobileHome Spaces: 125  
Low Income Spaces: 51  
MPROP funded: 2000

**Operated By**

SEAL BEACH AFFORDABLE  
HOUSING CORPORATION  
110 PINE AVENUE, SUITE 525  
LONG BEACH, CA 90802  
Non-Res. Owned Ltd. Equity Co-op

**WHARF ROAD MANOR(44-0111-MP)**Location ([Map](#))

2155 WHARF RD  
CAPITOLA, CA 95010  
408-462-0642

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 34  
Low Income Spaces: 17  
MPROP funded: 2003

**Operated By**

WHARF ROAD MANOR  
HOMEOWNER'S ASSOCIATION  
500 CHESTNUT ST C/O THE JOHN  
STEWART COMPANY  
SANTA CRUZ, CA 95060  
Ltd. Equity Housing Co-op/Res.  
Non-Profit Co-op

**EL DORADO PALMS ESTATES COMMUNITY ASSO INC.(33-0411-MP)**

Location ([Map](#))  
6000 E PALM CANYON DR  
PALM SPRINGS, CA 92264  
760-328-2215

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 32\*  
Low Income Spaces: 3  
MPROP funded: 2003

**Operated By**

EL DORADO PALMS ESTATES COMM ASST, INC  
255 NORTHEL CIELO ROAD SUITE 140 #286  
PALM SPRINGS, CA 92262  
Condo

\*HCD C & S Website listing: 377 spaces

**HOLLYWOOD BEACH MHP(56-0123-MP)**

Location ([Map](#))  
4501 W CHANNEL ISLAND BLVD  
OXNARD, CA 93035  
805-208-9299

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 96  
Low Income Spaces: 43  
MPROP funded: 2004

**Operated By**

J D MCGRATH RANCH CO  
4501 W CHANNEL ISLANDS BLVD  
OXNARD, CA 93035  
Condo/Resident Non-Profit Corp.

**TURNER LANE ESTATES(44-0048-MP)**

Location ([Map](#))  
920 CAPITOLA AVE  
CAPITOLA, CA 95010  
408-475-0252

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 79  
Low Income Spaces: 29  
MPROP funded: 2004

**Operated By**

TURNER LANE HOMEOWNERS ASSOCIATION  
PO BOX 408  
APTOS, CA 95001  
Non-Profit Corp/Ltd. Equity Housing Co-op

**WESTERNER MHP(34-0045-MP)**

Location ([Map](#))  
8476 STOCKTON BLVD  
ELK GROVE, CA 95624  
916-682-2715

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 47  
Low Income Spaces: 37  
MPROP funded: 2004

**Operated By**

WESTERNER MUTUAL HOUSING ASSOCIATION  
3451 FIFTH AVE  
SACRAMENTO, CA 95817

Non-Resident Owned Non-Profit

**PACIFIC FAMILY MHP CO OP(44-0001-MP)**

Location ([Map](#))  
1730 COMMERCIAL WAY  
SANTA CRUZ, CA 95062  
408-479-7637

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 33  
Low Income Spaces: 33  
MPROP funded: 2005

**Operated By**

PACIFIC FAMILY COOPERATIVE C/O  
THE JOHN STEWART CO  
500 CHESTNUT ST #1  
SANTA CRUZ, CA 95060  
Non-Resident Owned Non-Profit

**RIVERSIDE MHP(44-0017-MP)**

Location ([Map](#))  
101 W FRONT ST  
WATSONVILLE, CA 95076  
408-622-0500

**Park Information**

**Jurisdiction:** HCD  
MobileHome Spaces: 68\*  
Low Income Spaces: 32  
MPROP funded: 2005

**Operated By**

SOUTH COUNTY LAND  
CORPORATION  
9015 MURRAY AVE STE 100  
GILROY, CA 95020  
Non-Resident Owned Non-Profit

\*HCD C & S MPROP Listing: 29 space

**ANCHOR DOWN MOBILE ESTATES(37-0236-MP)**

Location ([Map](#))  
240- 60 E BRADLEY AVE  
EL CAJON, CA 92021  
999-785-0988

**Park Information**

**Jurisdiction:** SAN DIEGO  
MobileHome Spaces: 68  
Low Income Spaces: 32  
MPROP funded: 2006

**Operated By**

ANCHOR DOWNS OWNERS  
ASSOCIATION INC.  
Non-Profit Stock

**PLEASANT ACRES MP(44-0039-MP)**

Location ([Map](#))  
 871 38TH AVE  
 SANTA CRUZ, CA 95062  
 408-475-1047

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 65  
 Low Income Spaces: 54  
 MPROP funded: 2006

**Operated By**

KOSKINEN, DORIS C/O EVANS  
 MANAGEMENT SERVICES  
 871 37TH AVE  
 SANTA CRUZ, CA 95062  
 Non-Resident Owned Non-Profit

**CASA DEL SOL(57-0003/0015-MP)**

Location ([Map](#))  
 621 & 709 EAST ST  
 WOODLAND, CA 95776 or 95695  
 530-666-0262

**Park Information**

**Jurisdiction:** HCD  
 MobileHome Spaces: 154  
 Low Income Spaces: 136  
 MPROP funded: 2001

**Operated By**

COMMUNITY HOUSING  
 OPPORTUNITIES COP.  
 1490 DREW AVE STE. 160  
 DAVIS, CA 95616  
 Non-Resident Owned Non-Profit

Creekside Estates  
 Fairfield (Solano)  
 MPROP but no HCD listing

MH Spaces: 415  
 Low Income Spaces: 116  
 MPROP funded: 1985

n/a

Western Hills Estates  
 Chino (San Bernardino)  
 MPROP but no HCD listing

MH Spaces: 97  
 Low Income Spaces: 25  
 MPROP funded: 1986

Non-Profit Stock

San Luis Bay Estates  
 San Luis Obispo (SLO)

MH Spaces: 162  
 Low-Income Spaces: n/a

MPROP but no HCD listing

MPROP funded: n/a

n/a

**LEISUREVILLE MHP(57-0057-  
MP)**

Location ([Map](#))

1313 E GIBSON RD  
WOODLAND, CA 95776  
530-662-1477

**Park Information**

**Jurisdiction:** HCD

MobileHome Spaces: 150  
Low Income Spaces: n/a  
HCD administered HOME  
Fund

**Operated By**

LEISUREVILLE COMMUNITY ASSOCIATION  
1313 E GIBSON RD  
WOODLAND, CA 95776

Legend: C & S = HCD Division of Codes and Standards  
HCD -= Dept. of Housing and Community Development  
HOME = Home Investment Partnerships Program  
n/a = data not available

Information assembled by Senate Select Committee on Manufactured Homes and Communities with the cooperation of HCD