CALIFORNIA MANUFACTURED HOUSING INSTITUTE

MANUFACTS

A bi-monthly publication from the
California Manufactured Housing Institute



HIGH VALUE HOUSING

August - September Issue
2026

California's Manager Training Requirement

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California Manufactured Housing Institute's 2026 Holiday Soireé



CLICK HERE to join us for a memorable evening filled with great company and plenty of fun!



December 3rd, 2026
5:00pm - 9:00pm



Registration is open through November 20th



We're grateful for the members who help make this celebration possible. Become a Holiday Joy Sponsor to support the event while showcasing your company to CMHI members and industry colleagues.

Join us as a Holiday Joy Sponsor by completing the form on the next page. Submit to kristina@cmhi.org



Our CMHI room block is now open! Rooms fill quickly during the holidays, so we encourage you to reserve yours soon.
CLICK HERE ***to book your stay.***

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Your sponsorship benefits include

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• Special announcement at the event	• Two cocktail tickets

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Please respond by November 20, 2026 to guarantee event signage.

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To reserve your sponsorship email completed form to kristina@cmhi.org *or call (951) 683-4053.*

We would be delighted to celebrate with you.

CALIFORNIA MANUFACTURED HOUSING INSTITUTE


Jamie Perez
Executive Director, CMHI

CMHI FOUNDATION - VETERANS DOWN PAYMENT ASSISTANCE PROGRAM

Through the CMHI Veterans Down Payment Assistance Program, the California Manufactured Housing Institute Foundation is helping veterans and their families take an important step toward purchasing a manufactured home.

The program provides down payment assistance of up to $2,000 to eligible veterans, spouses, and widows purchasing a new or resale HUD Code manufactured home through a participating CMHI retailer or manufacturer.

WHEN OUR INDUSTRY GIVES BACK

The Veterans Down Payment Assistance Program was created with a $10,000 Foundation fund, with participating retailers helping extend the program's impact by matching the assistance provided.

To date, the CMHI Foundation has provided $42,750 in down payment assistance grants. With matching contributions from participating CMHI members, that brings the total support provided to veterans and their families to an incredible $85,500.

That partnership means CMHI members aren't simply supporting a charitable program, they are directly helping veterans and their families get closer to having a home of their own.



HELP US SPREAD THE WORD

One of the most important things CMHI members can do is make sure eligible homebuyers know this assistance is available.

If you're working with a veteran, spouse, or widow who may qualify, tell them about the program.

And if you're a CMHI member looking for another way to give back, we encourage you to support the Foundation and the programs that make opportunities like this possible.

For eligibility requirements, applications, or information about supporting the Veterans Down Payment Assistance Program, **CLICK HERE**.

GIVE BACK & YOU COULD TAKE HOME SOMETHING SPECIAL!



There's another great reason to support the CMHI Foundation this year!

For every donation made to the CMHI Foundation, you'll receive an entry into the drawing for the collectible trailer necklace provided by Ray Trsoper of DanKat Industries.

The necklace was generously donated by Ray in honor of Gordon Collins, making it an especially meaningful piece for our CMHI family.

Even better, every donation helps support the Foundation and programs like our Veterans Down Payment Assistance Program.

The drawing will take place on December 3rd at our CMHI Holiday Soiree, so there is still time to participate!

If you'd like to be invoiced for a donation, please email Kristina at kristina@cmhi.org

KNOW A COMPANY THAT SHOULD BE A CMHI MEMBER?
SEND THEM OUR WAY!

HELP GROW OUR CMHI COMMUNITY

Refer a New Member and Earn a $50 Dues Credit

Some of CMHI's strongest members have come as a recommendation from someone already involved in the industry.

Our members work every day with retailers, manufacturers, community owners, developers, lenders, suppliers, service providers, and other businesses that could benefit from being part of CMHI. We're asking you to help us make those connections.

For every new member you refer who joins CMHI, you'll receive **$50 credit toward your CMHI membership dues**.

Our CMHI Membership Application has a fresh new look, making it easier to share with prospective members and giving them a better introduction to who we are, what we do, and the benefits of being part of California's manufactured housing industry association.

REFER A MEMBER • GROW OUR INDUSTRY • EARN A $50 DUES CREDIT

Together, we can continue building a stronger CMHI.

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MEMBERSHIP APPLICATION

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COMPANY INFORMATION

COMPANY NAME

CERTIFIED REPRESENTATIVE

TITLE

ALTERNATIVE REPRESENTATIVE

TITLE

BUSINESS ADDRESS

PHONE

EMAIL

MEMBERSHIP DIVISION

RETAILERS

☐ Manufactured Home Retailer ☐ Resale Retailer

HOME BUILDERS

☐ Manufactured Homes ☐ Factory Built (Modular) ☐ Park Models

SUPPLIERS

☐ Set Up Company ☐ Products/Goods Supplier

DEVELOPERS / COMMUNITY OWNERS

☐ Developer ☐ Set Up Company

FINANCIAL SERVICES

☐ Lender / Mortgage ☐ Insurance ☐ Other _____

ADDITIONAL INFORMATION

LICENSE #1 TYPE LICENSE#2 TYPE

TYPE OF ENTITY

OWNERS / OFFICERS - NAMES & TITLES

COMPANY ACTIVITIES AND BUSINESS LOCATIONS

** Retailers: Attach brand authorization letters from each factory

SIGNATURE OF CERTIFIED REPRESENTATIVE

DATE

Were you referred by an existing CMHI member? **Y** ☐ **N** ☐ Member Name _____

OUR MISSION

The California Manufactured Housing Institute is a non-profit professional and trade association representing builders of factory constructed homes, retailers, financial services, developers and community owners and their supplier companies. CMHI advances factory constructed housing and the development of desirable sites and communities in California.

ANNUAL DUES STRUCTURE

DIVISION	DETAIL	ANNUAL DUES
Retailers		$300 annually
Manufacturers		$500 annually
	Additional plants	$100 annually
*Monthly Shipment Dues	Homes	$200 per home
	Park models	$75 per park model
Suppliers	Sales under $2 million/year	$400 annually
	Sales over $2 million/year	$700 annually
Developers		$400 annually
Community Owners	1 to 249 spaces	$400 annually
	250+ spaces	$700 annually
Financial Services		$500 annually

***PER HOME DUES DEFINITION**

A "home" includes a single or multi-section manufactured homes built to the HUD Code or another state code; modular homes built to the UBC Code or another state or local code; commercial unites; and park models.

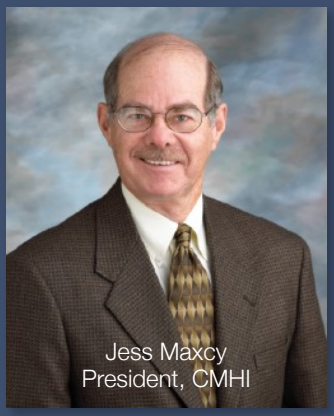
BRANCH FEES

General correspondence may be sent to additional employees or locations with the certified representative's approval for an annual fee of $120 per employee/location.

DUES PAYMENT

☐ Check enclosed to California Manufactured Housing Institute ☐ Please send a link to pay by credit card

VIEWPOINT


Jess Maxcy
President, CMHI

At the close of July 2026, year-to-date production of manufactured homes in California, at 1,522 units, was down 12.5%, and shipments in the state, at 1,612 homes, were down 13.1% from the prior year.

At our current pace, it is likely that year-end shipments will be just under 2,700 homes.

Opportunities for improvement exist, as our dual-section home average price has increased only 1.6%, as installations of replacement homes in fire areas are increasing.

For example, as part of the Altadena Rebuild effort, Beacon Housing is currently installing 14 Clayton Manufactured Homes specifically designed to provide housing for income-challenged families. As of early September, four homes are on site, and the installations are in process.

Candice Kim, project director for the Altadena Builds Back Foundation, has dubbed the project “Hope on Wheels.”

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California Manufactured Housing

At a Glance - 2025-to-2026

PRODUCTION & SHIPMENTS

Production (Homes)

2025		2026		
1,523	→	1,301	↓-14.6%

Shipments (Homes)

2025		2026		
1,621	→	1,379	↓-14.9%

Imported Shipments

2025		2026		
98 (6%)	→	78 (5.7%)	↓-20.4%

NEW SALES REGISTRATIONS

Northern California

2025		2026		
560	→	410	↓-26.8%

Southern California

2025		2026		
657	→	572	↓-12.9%

Total State

2025		2026		
1,217	→	982	↓-19.3%

RECORDING & FINANCING

Real Property

2025		2026		
315 (25.9%)	→	269 (27.4%)	↓-14.6%

Financed

2025		2026		
407 (33.4%)	→	278 (28.3%)	↓-32.4%

AVERAGE SALES PRICES

Single-Section

2025		2026		
$123,258	→	$127,409	↑+3.4%

Dual-Section

2025		2026		
$221,834	→	$224,943	↑+1.4%

Multi-Section

2025		2026		
$314,867	→	$348,919	↑+10.8%

RETAILER REGISTRATIONS

Retailer New Home Sales YTD

2025		2026		
183	→	177	↓-3.3%

LICENSED DEALERS

Total Licensed Dealers

2025		2026		
514 (Sept 2025)	→	503	↓-2.7%

LICENSED SALESPERSONS

Total Licensed Salespersons

2025		2026		
1,186	→	1,213	↑+2.3%

Sources: (1) MHI / IBTS | (2) Sawtooth Research

Top Ten New Home Retailers

CMHI member retailers ranked monthly by new-home sales reported as HCD registrations, using data published by Sawtooth Research Group.

YTD TOP 10 TOTAL

394

34.6% of all registrations

PERSONAL PROPERTY

290

73.6% of Top 10 sales

REAL PROPERTY

104

26.4% of Top 10 sales

2026 LEADERBOARD — **YTD SALES | PERSONAL / REAL PROPERTY**

RANK	RETAILER	LOCATION	YTD	SALES MIX
1	**Pacific Homes**	San Marcos	**58**	44/ 14
2	**Wholesale Manufactured Homes**	Stanton	**56**	29/ 27
3	**Homes Direct / RWG Enterprises**	Perris / Salida	**42**	30/ 12
4	**Advantage Homes**	San Jose	**39**	38 / 1
5	**Clayton Homes**	West Sacramento	**39**	26/ 13
6	**JMS Sales**	Huntington Beach	**38**	35/ 3
7	**Alliance Manufactured Homes**	Sunnyvale	**36**	35/ 1
8	**Villa Homes**	San Fransisco	**33**	0 / 33
9	**Galaxy Homes**	Santa Ana	**27**	27 / 0
10	**Sun Homes**	Riverside	**26**	26 / 0

Listed locations include sales from branch locations.

TOTAL — **394 YTD | 290 PERSONAL | 104 REAL**

MARKET CONTEXT

CMHI's Top Ten Retailers accounted for 34.6% of 1139 total year-to-date registrations. Eight of the Top Ten accounted for 33.1% of 314 real-property registrations.

CMHI | 2026 YTD

Manufactured Housing Activity

Production, shipments and new-sale registrations YTD - July

PRODUCTION & SHIPMENTS

Production (Homes)

-12.5% Y/Y

2026 YTD	2025 TOTAL
1522	1740

218 fewer homes

Shipments (Homes)

-13.1% Y/Y

2026 YTD	2025 TOTAL
1612	1856

244 fewer homes

Imported Shipments

6.3% 5.6% Y/Y

2026 YTD	2025 TOTAL
90	116

26 fewer

NEW SALES REGISTRATIONS

Northern California

-26.0% Y/Y

2026 YTD	2025 TOTAL
472	638

166 fewer registrations

Southern California

-10.9% Y/Y

2026 YTD	2025 TOTAL
667	749

82 fewer registrations

Total State

-17.9% Y/Y

2026 YTD	2025 TOTAL
1139	1387

248 fewer registrations







Deneen Duke-Gansert
Division Sales Manager
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WHERE CALIFORNIA'S MANAGER TRAINING REQUIREMENT ACTUALLY STANDS

As of August 18, 2,389 of California's 5,218 active mobilehome and RV parks had not yet certified a manager under the state's Park Manager Training Program — roughly 46 percent, more than three months past the May 1 deadline.

Before that number alarms anyone: pending compliance is not the same as being in violation. The deadline is not a single date for every park, and understanding why is the first step in knowing where your own properties stand. The requirement attaches to the park rather than to the company, so it reaches every California property in a portfolio regardless of where the owner or management company is based.

What the requirement is

SB 869, codified at Health and Safety Code section 18876.1, requires at least one person employed as a manager — or acting in an onsite or offsite managerial capacity — to be certified for each mobilehome and RV park in the state. One person per park, not every employee. Training runs six to eight hours in the initial year, then two to four hours every two years thereafter.

The deadline is not one date

Initial training is due within one year of the person's hiring date, or by May 1, 2026, whichever occurs later. A manager hired in early 2026 may not be due until 2027. A park with a long-tenured manager was due on May 1 and is now past it. This is the most misread provision in the program, and it explains part of the statewide figure.

Exemptions are real, and they are not automatic

HCD recognizes two: the manager holds a valid real estate license, or the park is a temporary recreational vehicle park, incidental camping area, or tent camp. There is no exemption based on park size, lot count, or having no employees — a misunderstanding I encounter often.

Neither exemption applies on its own. It must be requested through your Park Owner/Operator account in HCD's online portal. A park that qualifies but never filed has nothing on record, and nothing on record reads as non-compliant. The $350 annual certificate fee applies either way, collected with permit-to-operate fees.

Where it surfaces

There is no statewide sweep and no notice in the mail. HCD directs Local Enforcement Agencies to verify compliance before issuing a park's annual permit to operate. Exposure appears park by park, on each park's own renewal date. That is why this has been quiet: an



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operator can be out of compliance for months without hearing anything, and then learn of it at renewal.

What to do

Work from your permit renewal dates rather than from May 1, since that is when compliance is actually checked. Confirm in your Park Owner/Operator account that every park shows either a certified manager or a filed Certificate of Exemption — particularly if you are relying on a real estate license, which is where most of the gaps turn up. Owners with several properties should treat this as a portfolio review. Then calendar the two-year refresher.

HCD publishes its full roster of approved providers at hcd.ca.gov. If a provider you don't recognize contacts you, that roster is where to verify them.

Yvette Hitchens is the founder of The MH Trainer, an HCD-approved education provider (No. ED 1618575). Questions about a specific park should be directed to HCD or your Local Enforcement Agency.



California Park Manager Training Program — compliance status. 2,389 of California's 5,218 active mobilehome and RV parks had not yet certified a manager as of August 18, 2026.

Source: California Department of Housing and Community Development. Figures change as parks certify.



SKYLINE®

LEGISLATIVE UPDATE – SEPTEMBER 2026

Three Bills Impacting Our Industry

CMHI tracked three measures affecting manufactured and factory-built housing as the legislative session came to a close.

AB2012

Transportation of Manufactured and Factory-Built Homes

Enrolled · Awaiting Governor Action

Proposed width increases and changes to pilot-car and CHP escort requirements were removed.

Current transportation requirements remain in place.

HCD, Caltrans and CHP must convene an industry stakeholder workgroup.

The group will examine ways to reduce transportation costs, especially for 16-foot-wide units.

What this means for members

The bill creates a formal opportunity for the industry to help shape future transportation improvements.

AB2058

California Factory-Built Housing Law

Enrolled · Awaiting Governor Action

Expands installation-inspection options for factory-built housing.

Permits a local agency or qualified Quality Assurance Agency to perform inspections after HCD adopts regulations.

Limits local inspection and permitting fees unless higher costs are documented.
Does not change the regulation of manufactured housing.

What this means for members

Factory-built housing users could gain more inspection flexibility and greater fee transparency.

SB 996

Manufactured Housing—Conformity

Enrolled · Awaiting Governor Action

Aligned definition
Updates California's definition of "manufactured home" to match federal law.

Chassis flexibility
Allows production of manufactured homes with or without a permanent chassis.

Updated regulations
Directs HCD to revise regulations for construction, installation, sale and occupancy.

Future study
Requires analysis of financing, titling, taxation and home buyer protections for alternative ownership arrangements.

What this means for members

Although the real-property proposal was removed, SB 996 establishes a framework for manufactured homes constructed without a permanent chassis and directs HCD to address the related regulatory issues.

CMHI will continue monitoring these measures. Members will receive updates as action is taken by the Governor and implementation details become available.

CMHPAC | 2026–2027 CAMPAIGN

VOLUNTARY CONTRIBUTION FORM

CHECKS ONLY

Important Information

All CMHPAC contributions are strictly voluntary

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- Corporate contributions are permissible in California according to law.
- There is no federal or state deduction or tax credit for PAC contributions made by businesses or individuals.
- Contributions to a PAC by individuals or corporations are limited to $8100 per calendar year.
- Contributions of any amount, more or less than the suggested guidelines, are appreciated.

CONTRIBUTION GUIDELINES

$500 or $1,000 Annually

Retailers | Manufacturers
Suppliers | Financial Services
Developers / Community Owners

$100

Individuals & Affiliates

Contributions of any amount are appreciated.

CONTRIBUTOR INFORMATION

The Fair Political Practices Commission (FPPC) requires the following:

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EMPLOYER _____

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WELCOME TO THE HALL

Congratulations to Jim Joffe on His Induction into the RV/MH Hall of Fame



CMHI is proud to congratulate longtime industry leader and CMHI Board Member Jim Joffe on his induction into the RV/MH Hall of Fame Class of 2026.

The RV/MH Hall of Fame recognizes individuals whose careers have helped shape and advanced our industries.

Jim was officially inducted on August 17 at the RV/MH Hall of Fame in Elkhart, Indiana, joining a group of exceptional individuals recognized for their lasting contributions to the manufactured housing and recreational vehicle industries.

With nearly four decades in manufactured housing, Jim has built a career that spans retail sales, property management, industry advocacy and community leadership. He founded Home Quest Manufactured Home Sales and J&H Asset Property Management, which today manages more than 100 manufactured home communities.

Jim's contributions, however, extend well beyond his business accomplishments. Throughout his career, he has dedicated his time and experience to strengthening and advocating for the manufactured housing industry through his involvement with CMHI, the Western Manufactured Housing Communities Association (WMA) and local government task forces throughout California.

Jim has been a long-time supporter of the association and continues to serve on the CMHI Board of Directors. His dedication to the industry has also previously been recognized with CMHI's Lifetime Achievement Award in 2017 and the Prestigious Jack E. Wells Award in 2021.

As part of the Hall of Fame tradition, Jim received the signature green jacket presented to inductees. During the celebration, Jim shared a little of his trademark humor:

"I took all the tags off and slept in it last night, so you can't take it back."

Jim's decades of leadership, service and continued commitment to manufactured housing make this recognition especially well deserved.

Congratulations, Jim, on an honor that reflects a lifetime of dedication to our industry.

Source: Jamie Perez - CMHI Executive Director

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MHI URGES FHFA TO PRIORITIZE MANUFACTURED HOUSING

MHI has submitted comprehensive comments in response to the Federal Housing Finance Agency's (FHFA) proposed rule to reform the Duty to Serve (DTS) program, which governs how Fannie Mae and Freddie Mac support manufactured housing, rural housing and affordable housing preservation.

The proposal would shift DTS from a plans-based framework to a more performance-focused approach, creating an important opportunity to ensure the Enterprises deliver meaningful results for manufactured housing consumers.

MHI emphasized that manufactured housing remains the nation's most affordable path to homeownership and must remain a central focus of the Enterprises' housing mission. MHI urged FHFA to evaluate DTS success based on measurable outcomes, including increased financing opportunities, expanded access to homeownership and greater investment in the manufactured housing market.

MHI also urged FHFA to take several specific actions to strengthen the program's impact on manufactured housing:

- Address the unequal treatment of HUD Code homes by the Enterprises and remove outdated barriers to manufactured housing financing.
- Ensure community financing policies are guided by consumer outcomes, transparency, long-term sustainability and resident benefits rather than preferential treatment for particular ownership structures.
- Expand Enterprise loan purchases and investment in the manufactured housing market.
- Support continued product innovation and fully incorporate new HUD Code housing options into Enterprise programs.
- Make any Enterprise participation in the home-only lending market permanent, practical and additive to existing sources of credit.
- Expand consumer access to home-only financing without disrupting the lenders currently serving manufactured housing buyers.

MHI will continue working with FHFA, Fannie Mae and Freddie Mac to ensure Enterprise policies support consumer choice, remove outdated barriers, expand financing opportunities and fully recognize the critical role manufactured housing plays in providing attainable homeownership for American families.

Read MHI's Comment Letter

Source: MHI Momentum July 27, 2026

OFFICE OF THE MOBILEHOME OMBUDSMAN

Mobilehome Assistance Center

Do you have any of these questions or concerns?

- Are you concerned about possible health or safety issues in your mobilehome park like unsafe sewer, water, electrical, or gas conditions?
- Do you need assistance with the installation, inspection, maintenance, or alteration of manufactured homes, accessory structures, or park grounds?
- Do you suspect unlawful or unlicensed mobilehome sales practices by dealers or salespersons?
- Do you need information on the Mobilehome Residency Law and where to obtain assistance for lease or rent disputes with park management?
- Do you need assistance with your mobilehome ownership documents?
- Are you seeking compensation for a fraudulent mobilehome sale?
- Do you need information on local resources available to you?

If you've answered "yes" to any of the above, or have similar questions, we can help!

Even if we can't help you directly, we can point you in the right direction.

Contact the Mobilehome Assistance Center:

Call us: 1.916.263.4742 (Sacramento area)
1.800.952.5275 (Toll Free)
1.800.735.2929 (TTD Number)

Email us: MHassistance@hcd.ca.gov

Find us online: www.hcd.ca.gov

Write to us at: The Office of the Mobilehome Ombudsman

Mobilehome Assistance Center
Department of Housing and Community Development
PO Box 278690; Sacramento, CA 95827-8690

The Mobilehome Assistance Center cannot mediate or offer any legal advice on these matters.
You should seek or obtain legal advice from a licensed attorney, legal aid, or contact your local government officials for further assistance.

HCD MAC 200A (Rev. 07/19)

MHI CONTINUES HOUSING POLICY ENGAGEMENT AFTER ROAD ACT PASSAGE

With the 21st Century ROAD to Housing Act now law, MHI is focused on what comes next — making sure the new law delivers results and manufactured housing remains central to the national housing agenda.

In the coming weeks, MHI will bring the industry's perspective to a series of major housing policy discussions, including the Bipartisan Policy Center's "The Housing Bill is Law. Now What?" event and the U.S. Chamber of Commerce's Building for Growth Housing Summit. We also continue to work closely with the National Housing Conference to expedite implementation.

These discussions provide important opportunities to engage policymakers and housing leaders as attention turns from passage to implementation and to the next generation of housing policy. MHI will continue making the case for manufactured housing as a critical part of efforts to expand housing supply, improve affordability and increase homeownership opportunities.

Source: MHI Momentum September 4, 2026

CMHI / MEMBERS IN THE NEWS

YOUR NEWS. OUR SPOTLIGHT.

We'd love to feature you in the next issue of Manufacts!

- Welcomed a new team member or announced a promotion?
- Completed a development or improvement project?
- Launched a new program or service?
- Celebrating a years of service milestone?
- Supported a charitable or community service project?
- Celebrating a personal or family milestone?

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MANUFACTS

Manufacts is a bi-monthly newsletter published by the California Manufactured Housing Institute exclusively for member companies.

WHO WE ARE

CMHI is a nonprofit trade association representing companies that build, sell and finance factory constructed homes and manage factory constructed home communities; and supply goods and services to the industry.

OUR MISSION

The Institute was founded to advance the availability and ownership of quality, high-value homes, marketed by licensed retailers, by promoting the purchase of factory constructed homes and the development of desirable sires and communities in California. The Institute's public, government and consumer relations programs are directed towards these goals.

LEADERSHIP

CMHI Chairman - Barry Cole

CMHI President - Jess Maxcy

CMHI Executive Director - Jamie Perez

Editor Jamie Perez

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INFORMATION BULLETIN 2026-04 (MP SOP)

TO: Local Floodplain Management Agencies
City and County Building Officials
Local Planning/Zoning Agencies
Local Enforcement Agencies
Mobilehome Park Owners/Operators
Special Occupancy Park Owners/Operators
Manufactured Home Manufacturers and Dealers
Interested Parties

FROM: Kyle Krause, Deputy Director
Division of Codes and Standards

SUBJECT: **Floodplain Certification Requirements for Manufactured Home, Mobilehome, and Multifamily Manufactured Home Installations**

This Information Bulletin (IB) provides guidance on floodplain certification requirements for all manufactured homes, mobilehomes, and multifamily manufactured homes (collectively, "MH-units") installed or reinstalled in mobilehome parks and special occupancy parks (collectively, "parks") within California.

Pursuant to Title 25 of the California Code of Regulations, section 1339[1], any applicant proposing to install or reinstall an MH-unit within a park must obtain approval from the local floodplain management agency to ensure compliance with the applicable local floodplain ordinances. The Department of Housing and Community Development (HCD) must receive this certification before issuing any MH-unit installation permits within parks where HCD is the enforcement agency[2].

Floodplain Certification Requirements

All MH-unit installation or reinstallation permit applications within parks must include a completed Form HCD 547, Floodplain Ordinance Compliance Certification. Section 2 of

[1] Also see 44CFR, sections 60.3 and 60.26; Executive Order B-39-77
[2] HSC, sections 18207 and 18862.17

the form must be completed and signed by an authorized representative of the local floodplain management agency.

Exemption

An MH-unit installation or reinstallation may be exempt from floodplain certification requirements only when HCD receives written notification from the local floodplain management agency confirming that specific lot(s) or an entire park is not located within a floodplain. Once HCD receives this notification, the identified lot(s) or park will not be required to submit floodplain certification for future installations or reinstallations unless the local floodplain management agency later informs HCD that the floodplain status has changed.

Local Enforcement Agencies

Any local enforcement agency that has assumed enforcement responsibility for the Mobilehome Parks Act and Special Occupancy Parks Act and department regulations pursuant to Health and Safety Code, sections 18300 and 18865, should consult with the local floodplain management agency regarding floodplain certification requirements for all MH-units installed or reinstalled in parks under local enforcement responsibility.

For questions regarding this IB, please contact an HCD Area Office at (800) 952-8356, or by email:

- Northern California: NAOstaff@hcd.ca.gov
- Southern California: SAOstaff@hcd.ca.gov



State of California
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

Business, Consumer Services and Housing Agency (BCSH) Reorganization

California Housing and Homelessness (CHHA) Overview

To enhance focus, accelerate progress, and meet the needs of Californians, the Governor proposes splitting the Business, Consumer Services, and Housing Agency (BCSH) into two separate agencies:

- **California Housing and Homelessness Agency (CHHA)** – Oversees housing production, preservation, homelessness solutions, and safeguards civil rights.
- **Business and Consumer Services Agency (BCSA)** – Oversees consumer affairs, licensing, and regulatory enforcement.

The creation of California Housing and Homelessness Agency (CHHA) builds on the momentum from the past several years.

The Governor has made addressing housing and homelessness his top priorities. An integrated Housing and Homelessness Agency is the transformational change California needs to accelerate progress on housing, homelessness and civil rights.

CHHA will be responsible for coordinating state housing and homelessness efforts. This includes addressing the full spectrum of Californians' housing needs, from efforts to prevent and end homelessness to support low-income renters and first-time homebuyers. The agency will also be responsible for advancing all civil rights laws and protections, including efforts to advance and enforce fair housing and equal employment protections.

California Housing and Homelessness Agency (CHHA)

- Department of Housing and Community Development (HCD)
- California Interagency Council on Homelessness (Cal ICH)
- California Housing Finance Agency (CalHFA)
- Civil Rights Department (CRD)
- Housing Development and Finance Committee - *New* (HDFC)

Within CHHA, a new Housing Development and Finance Committee (HDFC) will be created to focus on integrating affordable rental housing finance. HDFC will be responsible for:

- Creating and operating a single application and award process for all affordable rental housing funding across CHHA.
- Coordinating and operating aligned asset management across CHHA.
- Collaborating and integrating with other State affordable housing and homelessness funding sources.

HDFC will promote transparency, coordination, and alignment of state affordable housing resources, and will have staff that includes an Executive Director to oversee and manage program operations. Over time, HDFC will be responsible for the following programs:

- Multifamily Housing Program (MHP)
- Joe Serna, Jr. Farmworker Housing Grant Program (SERNA)
- Veterans Housing and Homelessness Prevention Program (VHHP)
- Infill Infrastructure Grant Program (IIG)
- Mixed Income Program (MIP)

State of California
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

CHHA Overview

Creating CHHA provides targeted focus and dedicated coordination with other cabinet-level agencies to foster strategic alignment across related issue areas, consistent with the Governor's commitment to building more housing and addressing the continuum of California's housing needs.

Now is the moment to establish CHHA because it:

- Provides centralized, coordinated guidance to state housing policy and funding decisions.
- Aligns compliance requirements for properties funded by the state so that constituents need only to comply with one set of aligned requirements.
- Establishes an integrated housing finance committee – HDFC – that brings affordable rental housing finance programs together in CHHA.
- Creates a public and transparent decision-making process for affordable rental housing finance programs including the development of a single application and award process.
- These changes could save up to $20,640* per unit per state financing source — reducing cost of developing affordable housing by millions of dollars annually.

*Terner Center for Housing Innovation. *Reducing the Complexity in California's Affordable Housing Finance System*. 2025

Transition Timeline
The creation of CHHA will proceed with a phased and carefully planned approach that will engage agency leaders, staff and stakeholders throughout the process.

April 2025

- Government Reorganization Plan (GRP) sent to Little Hoover Commission

July 2025

- GRP is enacted following Little Hoover Commission approval and legislature concurrence.
- Begin implementation upon enactment.

July 2025 – June 2026

- Complete planning, design, and change management for CHHA.

July 2026

- CHHA becomes operational.
- The phased transfer of staff and programs from HCD to the Housing Development and Finance Committee will take place over multiple fiscal years, with position and funding transfers subject to appropriation in future budget change proposals.

Further details on the timing and scope of the implementation of the Government Reorganization Plan (GRP) will be provided through future budget proposals.

Calendar of Events

September 2026 through March 2027

Mark your calendar for CMHI's upcoming board, chapter and annual events.

DATE	EVENT DETAILS
October **26-29** **2026**	**WMA Convention & Expo** M Resort Henderson, NV. Visit WMA.ORG for more information
December **3** **2026**	**CMHI Board of Directors Meeting** **CMHI Holiday Soiree** The Mission Inn Hotel and Spa 3649 Mission Inn Avenue Riverside, CA 92501 Contact Kristina Veckey | 951-683-4053 | kristina@cmhi.org
March **17-18** **2027**	**CMHI Annual Convention** Hotel Paseo 45-400 Larkspur Lane Palm Desert, CA 92260 Contact Kristina Veckey | 951-683-4053 | kristina@cmhi.org

Event details are subject to change. Visit cmhi.org for the latest information.

