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SB-329 Manufactured homes: financial assistance programs. (2017-2018)

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Senate Bill No. 329

CHAPTER 727

An act to add Section 65852.35 to the Government Code, relating to housing.

[Approved by Governor October 12, 2017. Filed with Secretary of State October 12, 2017.]

LEGISLATIVE COUNSEL'S DIGEST

SB 329, Leyva. Manufactured homes: financial assistance programs.

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, veteran housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers.

This bill would require all state and local programs designed to facilitate home ownership or residence, as specified, to include manufactured homes, to the extent feasible. The bill would deem a California Housing Finance Agency's loan program to comply with this provision if it includes manufactured housing in conformance with specified guidelines. The bill would make related legislative findings and declarations.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) California currently is in the midst of an affordable housing crisis. Manufactured homes provide an affordable alternative to conventional single-family housing.

(b) California law requires cities to allow the installation of manufactured homes on lots zoned for conventional single-family residential dwellings but fails to require programs that facilitate home ownership to include manufactured housing. Five percent of California's population currently lives in a manufactured home. Exclusion of those individuals from programs that facilitate home ownership is contrary to California's policy to promote affordable housing.

(c) Prospective homeowners should have an opportunity to apply for programs that facilitate home ownership regardless of the type of home which will be purchased.

(d) It is the intent of the Legislature to enact legislation that would make these housing assistance programs available for the lease or purchase of manufactured homes.

(e) This legislation is necessary to ensure that prospective homeowners that seek to apply for state and local programs are not subject to discrimination based upon the type of home they seek to purchase.

SEC. 2. Section 65852.35 is added to the Government Code, to read:

65852.35. (a) Notwithstanding any other law, all state and local programs designed to facilitate home ownership or residence, including loan origination and repayment programs, downpayment assistance, and tax credits, shall include manufactured housing, to the extent feasible.

(b) A California Housing Finance Agency loan program is deemed to comply with subdivision (a) if it includes manufactured housing in conformance with a government sponsored enterprise's guidelines and California Housing Finance Agency's lending partners' guidelines.