

CITY OF HUNTINGTON BEACH

**LIST OF SERVICES & RESOURCES**  
**FOR MOBILEHOME PARK**  
**COMMUNITIES AND**  
**SENIORS**



## HOUSING / RENT RELATED RESOURCES

### 1) CALIFORNIA DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

- i) [Mobilehome Assistance Center](#) takes Mobilehome Residency Law-related complaints and coordinates assistance to help resolve the most severe alleged violations. Call 800-952-8356 or email at [MHAssistance@hcd.ca.gov](mailto:MHAssistance@hcd.ca.gov).
- ii) [Manufactured Home Recovery Fund \(MHRF\)](#) is available to reimburse actual and direct losses up to \$75,000 for any person who has sold or purchased a mobilehome and suffered a loss due to:
  1. Fraud or misrepresentation
  2. Failure of dealer or manufacturer to honor the warranty
  3. Willful violations of state laws or regulations
  4. Willful misrepresentation of the kind or quality of the product purchased or sold
  5. Actual losses of money held in escrow
- iii) [Mobilehome Park Rehabilitation and Resident Ownership Program](#) (MPRRP) provide short-term conversion loans (up to 3%) and long-term loan financing of a mobilehome park purchase for resident groups, nonprofit housing sponsors, and local public entities. For more information, visit <https://www.hcd.ca.gov/grants-funding/active-funding/mprprop.shtml>.

### 2) FAIR HOUSING FOUNDATION

The Fair Housing Foundation is a nonprofit organization dedicated to promoting the enforcement of fair housing laws through education, counseling, and outreach. The Foundation conducts workshops related to fair housing as well as counsels on tenant-landlord relations. Visit <https://fhfca.org/> or call 800-446-3247 to learn more.

### 3) GOLDEN STATE MANUFACTURED HOME OWNER'S LEAGUE (GSMOL)

GSMOL is a nonprofit charitable trust corporation, dedicated to preserving mobile home ownership as affordable, quality housing through legislative efforts and community education for individual homeowners and dwellers.

It also offers education and services regarding manufactured home living through the Mobile Home Resident Advocate (Ed Fund Academy) program. To learn more, call 800-888-1727 or visit [www.gsmol.org](http://www.gsmol.org) (Orange County – [Region 5](#)).

### 4) MANUFACTURED HOUSING EDUCATION TRUST (MHET): MHET is a non-profit association dedicated to promoting mobile home parks and the manufactured housing community industry. MHET acts as a resource to protect property rights, and leads in the resolution of public policy issues affecting mobile home communities.

MHET administers the [Rental Assistance Program \(RAP\)](#) on behalf of the mobile home park owners. The program provides rental assistance to low income mobile

home owners paid for by the mobile home park owners. To learn the program eligibility requirements or to get an application, call 949-380-3311 or visit [www.mhet.com](http://www.mhet.com).

- 5) **SECTION 8 HOUSING CHOICE VOUCHERS PROGRAM** (NOTE: waiting list is 'closed' as of 2/2022.): Administered by the Orange County Housing Authority provide income eligible individuals with a direct rent subsidy. Other housing information including a list of OC affordable housing is available on line at [www.ochousing.org](http://www.ochousing.org)
- (1) The family's income may not exceed 50% of the median income
  - (2) Call OCHA at (714) 480-2700 or email [Marie.Vu@OCCR.ocgov.com](mailto:Marie.Vu@OCCR.ocgov.com)

## CITY RESOURCES FOR MOBILEHOME OWNERS AND SENIORS

- 1) **The City of Huntington Beach's Tenant-Based Rent Assistance (TBRA) program** utilizes HOME Investment partnership program funding from U.S. Department of the Housing and Urban Development (HUD) and provides monthly rental assistance for up to 24 months for eligible low-income persons that are at risk of homelessness.
1. Income eligibility: low-income having a gross income limit at or below 80% of the OC area median income (AMI) – In 2021, up to \$85,360.
  2. Mobilehome residents are eligible if they meet certain criteria
    - a. The manufactured home must be hooked up to permanent utilities and located on a permanent foundation
    - b. Meet the income eligibility mentioned above.
  3. There is a waiting list. Priory is given to those who is currently homeless or at risk of homelessness
  4. Administered by Mercy House and Families Forward.  
*Contact Information*
    - Mercy House: 714-836-7188 ext.117
    - Families Forward: 949-954-5921
- 2) **The City of Huntington Beach's Residential Rehabilitation Program** provides a one-time grant up to \$10,000 to low-income homeowners, including mobile homes, for deferred maintenance and health and safety-related household repairs.

The City also offer the Housing Rehabilitation Loan Program, offering a low-interest rate loan up to \$75,000 (3% annual interest rate) to pay for rehabilitation costs. For more info, visit the City's website or call the City's consultant, GRC Associates, Inc. at 626-331-6373.

- 3) **Senior Center in Central Park**  
Located at 18041 Goldenwest Street, the Senior Center is a vibrant hub of activity focused on active aging and aging in place. It offers a wide range of recreational & educational classes, club & social activities, care management, information and referral, transportation, congregate hot lunch as well as home delivered meals and

volunteer opportunities. To learn more, call 714-536-5600 or visit the Senior Center.

## FINANCIAL RESOURCES FOR MOBILEHOME OWNERS/SENIORS

- 1) **CA Covid-19 Rent Relief Program**: Although it is temporary, this helps eligible households affected by Covid-19 with rent, and utilities, both for past due and future payments.
  - Income eligibility: must be at or below 80% of the Area Median Income (AMI) for Orange County:
  - Income limit:           Up to \$75,300 for one household member  
                                  Up to \$86,050 for two household members  
                                  Up to \$96,800 for three household members
  
- 2) **California State Controller's Property Tax Postponement Program**: allows income-qualified homeowners who are seniors or have a disability to defer payment of residential property taxes. These deferred taxes accrue simple interest at a rate of 5% a year and become due if the homeowner moves or sells the property, transfers title, refinances, dies, obtains a reverse mortgage, or defaults on a senior lien.
  - Qualification: at least 40% equity in the home; annual household income of \$45,810 or less.
  - For manufactured homes, a security agreement will be filed with HCD and a lien or security agreement remains in effect until the account is paid in full.
  - Application can be obtained from the State website, or by calling 800-952-5661 or emailing [postponement@sco.ca.gov](mailto:postponement@sco.ca.gov).
  
- 3) **OC Social Services Agency – General Relief & Direct Emergency Cash Assistance** provides a cash assistance up to \$200 immediately (within 24 hours) based on an emergency situation. Apply for General Relief Benefits by phone at 800-281-9799 or OC Social Service Agency (SSA) regional centers in person.
  
- 4) **CalFresh/MEDI-CAL**  
The CalFresh helps increase low-income households' food-buying power to purchase nutritious food. Apply online at [www.getcalfresh.org](http://www.getcalfresh.org) or CalFresh Benefits Helpline at 877-847-3663.  
  
Medi-Cal helps income-eligible households pay for a variety of medical services. To apply, visit [www.coveredca.com](http://www.coveredca.com) or OC SSA at 800-281-9799.
  
- 5) **In Home Support Services** (IHSS) program– for low income older (65+) or disabled adults who qualify. As an alternative to out-of-home care such as nursing homes or facilities, this program provides funding for in home and personal care services (e.g. housecleaning, laundry, meal preparation, accompaniment to medical appointments). OC IHSS Office at 714-825-3000 or visit <https://www.cdss.ca.gov/in-home-supportive-services> to learn more.

- 6) **Community Action Partnership of OC** provides direct assistance via food banks and utility/rental assistance when funds are available. 714-897-6670
- 7) **CARE (California Alternate Rates for Energy) Program** provides a discount of approximately 30% on monthly electric bills for eligible customers though Southern California Edison (As of 6/1/201, eligible household income for 1-2 people is up to \$34,840).
  1. If you are an income-qualified tenant in a mobilehome park, use the application (online or by mail) for Sub Metered Tenants.
  2. To learn more, visit <https://www.cpuc.ca.gov/consumer-support/financial-assistance-savings-and-discounts/california-alternate-rates-for-energy>.
- 8) **Family Electric Rate Assistance (FERA) program** offers an 18% discount on monthly electric bills for qualified households of 3 or more. To learn more or sign up, please visit <https://www.cpuc.ca.gov/consumer-support/financial-assistance-savings-and-discounts/family-electric-rate-assistance-program> or contact SCE at 1-800-655-4555.
- 9) **California Life Line**: A state program providing discounted home or cellular phone services to eligible households – if you're CARE program participants, this provides a monthly \$15 discount towards prepaid cell phone plans. The Emergency Broadband Benefit (EBB) program may be available for a \$50 discount per months towards broadband service. Call 1-877-858-7463 for more info.
- 10) **Low-income Home Energy Assistance Program (LIHEAP)** provides one-time financial assistance to eligible low-income households to help pay your heating or cooling bills or in-home weatherization services.
  1. 2021 Income Eligibility: monthly \$2,431.09 for one person, \$3,179.11 for two persons in household.
  2. Contact Community Action Partnership of OC at 714-839-6199 or email: [swcc@capoc.org](mailto:swcc@capoc.org) for further assistance. Visit <https://www.caliheapapply.com/>.
- 11) **OC Office on Aging - Free iPads for Seniors with data plan** (temporary) provides qualified seniors with free iPads, as well as training to set up devices and access to an online subscription to *GetSetUp* for virtual classes.
  1. Eligibility Criteria:
    - a. Must be age 60+ and reside in OC
    - b. Must have annual gross income less than \$75K
    - c. Must have at least one risk factor for isolation such as living alone, health issue, limited mobility, etc.
    - d. Apply by calling the Office on Aging at 714-480-6450.

## OTHER RESOURCES FOR SENIORS AND OLDER RESIDENTS

- 1) **Behavioral Health Programs for Older Adults – 855-OC-LINKS (625-4657)**  
Senior Health Outreach Prevention Program (SHOPP): Public health nurses offer home visitation to address the unmet health care needs of older adult. It also provide crisis intervention, assessment, and linkages to resources for seniors of 60+ experiencing a functional impairment related to a mental health issue.
- 2) **Friendship Line California – 888-670-1360:** A 24-hour toll-free line dedicated to serving Californians over 60 who may be feeling anxious, fearful or lonely.
- 3) **NAMI OC WarmLine – 714-991-6412:** Available 24/7 call, text or chat anytime. A free and confidential service providing emotional support /resources to OC residents.
- 4) **OC Senior Resources Mobile App** – a free app that you can download that allows the public to easily access OC senior services and resources.
- 5) **Senior Community Service Employment Program (SCSEP):** provides subsidized, service-based training for low-income persons at least 55 years of age who are unemployed and have poor employment prospects. 714-565-2644 or visit <https://ser-national.org/senior-community-service-employment-program/>.
- 6) **Financial Abuse** Intervention through Contact Social Services Agency, Adult Protective Services (APS) at 800-451-5155 (toll free) or 714-825-3001. To learn more, <http://ssa.ocgov.com/abuse/elder/why/facts>.
- 7) **Veterans Service Office, County of Orange** – assistance with applying for benefits related to service, by appointment only. 714-480-6555 or visit [www.veterans.ocgov.com](http://www.veterans.ocgov.com)
- 8) **211OC** – information and referral to human service programs, housing and utility assistance, transportation services and more, for all ages throughout Orange County. Simply dial '211' from your phone or 714-288-4007 or go to [www.211oc.org](http://www.211oc.org) to search for resources.
- 9) **California Advocates for Nursing Home Reform** – specialized referral services for elder issues: elder abuse, Medi-Cal/ estate planning, conservatorship, special needs trusts. Service fees are pro-bono or based on ability to pay. 800-474-1116 or visit [www.canhr.org/LRS/index.html](http://www.canhr.org/LRS/index.html).
- 10) **Community Legal Aid SoCal** – Support and services regarding civil legal issues such as housing, health, safety & protection, domestic violence, elder abuse, family and children's issues, immigration and economic issues. (714) 571-5200 or 800-834-5001(Hotline) <http://www.communitylegalsocal.org>
- 11) **Alona Cortese Elder Law Center of Chapman University** serves low income older adults. Students help with legal issues: elder abuse, will drafting, advance health care directives, representation at administrative hearings, Medicare, Social Security, guardianship, conservatorship, consumer rights & how to avoid financial

abuse. 714-628-2504 / <https://www.chapman.edu/law/legal-clinics/elder-law.aspx>

- 12) **Public Law Center:** 714-541-1010 or available [www.publiclawcenter.org](http://www.publiclawcenter.org)  
A nonprofit providing pro bono legal services, clinics, workshops, etc.
- 13) **Hoag Center for Healthy Living** (on-site): Guardianship, conservatorship, victims of crime, domestic violence, and more. Call for appointment at 949-764-6551 or 949-764-6542.
- 14) **Orange County Bar Association (OCBA):** 949-440-6747 / 877-257-4762 or visit [www.lrisoc.org](http://www.lrisoc.org), offers lawyer Information and referral service and modest means program available for those with under \$60K/year and \$10K in assets.
- 15) **National Academy of Elder Law Attorneys:** 520-881-4005 or [www.naela.org](http://www.naela.org)  
Access to online lists of NAELA member attorneys specialized in Elder Law and Special Needs Law.
- 16) **The State Bar of California – Office of Media & Information Services:** 415-538-2000 or [www.calbar.ca.gov](http://www.calbar.ca.gov) offers information about living trusts, estate planning and access to online lists of State Bar-certified lawyer referral.
- 17) **Veterans Legal Institute:** 714-852-3492, [info@vetslegal.com](mailto:info@vetslegal.com) or visit [www.vetslegal.com](http://www.vetslegal.com). A nonprofit providing pro bono legal assistance to veterans, active service members, and reservists in OC.
- 18) **Elder Law & Disability Rights Center:** 714-617-5353 or <https://eldrcenter.org/>  
A nonprofit that offers free and low-cost (sliding scale fee) legal services to seniors, people with disabilities and people experiencing homelessness.
- 19) **Braille Institute of OC:** 714-821-5000 or [www.brailleinstitute.org/](http://www.brailleinstitute.org/)  
Provides free programs and services for those with low vision to no vision.
- 20) **Dayle McIntosh Center:** 714-621-3300 or [www.daylemc.org/](http://www.daylemc.org/)  
Provides advocacy, counseling and peer support, information and referral, housing assistance and emergency shelter, aging with vision loss, mobility management, interpreting, vocational services, assistive technology.



CITY OF HUNTINGTON BEACH

## LIST OF SERVICES & RESOURCES

# FOR MOBILEHOME PARK COMMUNITIES AND SENIORS

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City of Huntington Beach  
Civic Center, 2000 Main Street  
Huntington Beach, CA 92648  
(714) 536-5511

Senior Center in Central Park  
18041 Goldenwest Street  
Huntington Beach, CA 92648  
(714) 536-5600

To learn more about, the Huntington Beach Mobile Home Advisory Board, visit [www.huntingtonbeachca.gov/MHAB](http://www.huntingtonbeachca.gov/MHAB).

**Disclaimer:** This Resource Guide is information only and subject to change. The City of Huntington Beach maintains this Resource Guide to enhance public access to information and resources available to Huntington Beach residents, especially older adults and mobilehome community.

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