



PLANNING AND BUILDING DEPARTMENT

Affordable Housing Unit

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Date: April 21, 2026

To: Affordable Housing Task Force

From: Affordable Housing Unit

Subject: Mobile Home Parks Data – El Dorado County

On March 18, 2026, the Affordable Housing Task Force (AHTF) expressed an interest in receiving data from staff on mobile homes within El Dorado County.

The California Department of Housing and Community Development (HCD) provides an online tool with information on mobile home and special occupancy parks throughout California: <https://cahcd.my.site.com/s/mobilehomeparksearch>.

Mobile Home Park - Any area of land or property that has at least two (2) mobile homes, manufactured homes, recreational vehicles (RVs), and/or lots that are held out for rent or lease.

Data

According to the database, there are approximately 57 mobile home parks in El Dorado County - 38 in unincorporated El Dorado County and 19 within city limits (City of Placerville and City of South Lake Tahoe).

The total number of mobile home spaces is 2,984 – 2,145 in unincorporated El Dorado County and 839 within city limits.

While this tool provides valuable information about park characteristics and enforcement jurisdiction, it does not include details on whether the mobile homes are owner- or renter-occupied.

Efforts have been made to only include mobile home parks; however, some special occupancy parks may still be present.

Structure

HCD is the statutorily designated local enforcement agency (LEA) for mobile home parks and special occupancy parks within California. This responsibility entails developing, adopting, and enforcing Title 25 regulations (construction, installation, operation, maintenance, and occupancy); conducting inspections of park infrastructure (electrical, plumbing, roads, lighting, common facilities); issuing Permits to Operate; handling resident complaints (safety, sanitation, maintenance); issuing Notices of Violation and overseeing corrective actions; administering park manager training and certification;

submitting detailed permit renewals and amendments; maintaining records of park status; performing annual monitoring and performance evaluations; enforcing consumer protection laws; etc.