

GV WIRE

Fight Over Fresno Mobile Home Park Ends As Self-Help Enterprises Takes Over

August 11, 2025
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After more than four years of turmoil, the legal fight over a mobile home park in north Fresno appears to be over as a Visalia affordable housing developer officially took ownership last week.

Self-Help Enterprises closed escrow Aug. 4 on La Hacienda Mobile Home Park, said Betsy McGovern-Garcia, vice president of the nonprofit. With litigation over rent increases and evictions ended, McGovern-Garcia said the focus is on improving safety.

The organization will first meet with tenants and get them up to speed on leases and good-neighbor policies, she said. They'll also be reaching out to evicted residents, giving them a chance to return.

"Everyone who is living in the park will be allowed to continue living in the park, and no one will be displaced because of us taking ownership of the park," McGovern-Garcia said. "We'll be working on doing that and then also immediately trying to stabilize and improve the safety and conditions of the park."

Legacy of Litigation at La Hacienda

La Hacienda — formerly Trails End Mobile Home Park — drew widespread attention when a 2021 fire led to the death of a resident. Court action from the city of Fresno compelled the property owner to sell, putting the park into receivership.

Despite protests from residents, the city approved a purchase by Stockton-based Harmony Communities, which quickly began evicting tenants and tried to drastically increase rents. Tenants and the city of Fresno sued park ownership for rental increases and for evictions. Park ownership then filed bankruptcy, and as a result, in November 2024, a federal judge ordered a trustee to oversee the sale of La Hacienda to Self-Help.

Vacant Units Available at 80% AMI

The park is about 50% vacant so Self-Help will soon take applications to fill those spaces, McGovern-Garcia said. She said residents there now will stay at the current rent levels. For future residents, rent packages will be kept at affordable levels for people living at 80% of the area median income.

“As we rent out spaces in the park, or we bring in our own units that we make available as rentals, those will be structured at an affordable rate so that low-income families have access to the park. They’re paying affordable rents and can maintain housing stability in the long run,” McGovern-Garcia said.

Securing the park is the top priority, McGovern-Garcia said. Down the road, they will look into a community center and adding back a laundry room.

“So things like lighting within the park, perimeter fencing, cameras — those would be some examples of security and safety — and then the other investments will be focused on creating really high quality living situation for residents or environment for residents,” McGovern-Garcia said.