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DECEMBER 2016

VOLUME 1 NUMBER 7

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Are you still receiving those annoying robo-calls even though the intensive 18 months of political activity is finally over? You can probably expect more with the upcoming holiday season but help is available in this issue of the magazine. A "hide my head in the sand" topic for many homeowners is property inheritance which includes your very real mobilehome. The MRL has provisions which are very specific regarding your home in the event of disability which requires relocation to a nursing facility or death. Put bluntly, the burden is on the homeowner to leave specific instructions for heirs to avoid loss of the home. Attorney Bruce Stanton's article contained herein is lengthy reading but well worth the time. Save the article for reference and include it with your estate planning documents.

The holiday season also brings increased fire danger with decorative lights, space heaters, etc. and a few cautionary reminders are found in the following pages. A very significant and positive rent stabilization ordinance was recently passed in the unincorporated area of Humboldt County and can serve as a template for other areas in California.

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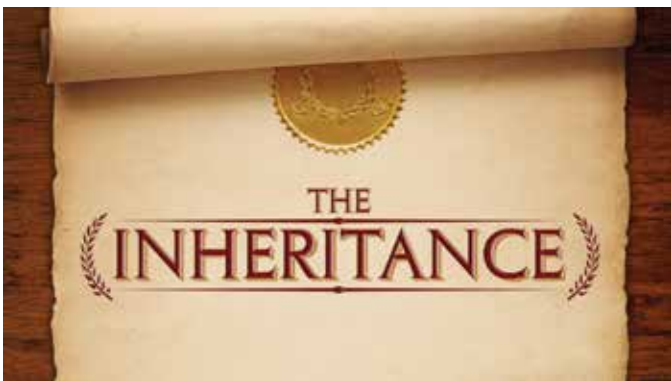
Our best wishes for a happy holiday season and a hopeful new year from the editors...

Tony Danieli - TDSacMHL@gmail.com and Beverly Purcell - BPSacMHL@gmail.com, Editors

Inheritance - What You Need To Know

I am often contacted by families following the death of a mobilehome resident about what they should do to get the home secured and sold, or just to obtain an understanding of their rights as heirs to the estate. The Mobilehome Residency Law (MRL) portion of the California Civil Code contains a specific section which sets forth the rights of heirs or joint tenants when the homeowner has died. It is important that certain steps be followed by the heirs to ensure that they protect their rights to the home. It is equally important that heirs know their rights ahead of time, so they will not fail to do what is necessary to maintain the mobilehome tenancy after the death of a family member. Otherwise, the park owner can use what is typically a time of confusion and emotions to deprive the estate of what is often its most significant asset value. Where rent is not paid, or some other violation of park rules occurs due to the actions of unsuspecting relatives, the park owner can use it as justification for requiring that the home be evicted from the park, or to decontrol and raise space rent where there is local rent control in place. Absolute vigilance by the decedent's family is required to ensure that this does not occur.

Preliminarily, a homeowner can take certain steps in advance to ensure that his or her family understands what needs to be done to protect the mobilehome inheritance.



KNOW YOUR RIGHTS.

This is essential. A homeowner needs to know his or her rights so that he or she can communicate them to family members. Every mobilehome resident should have a copy of the MRL. Anyone can go online to download a copy of the complete MRL for free at: www.sen.ca.gov/mobilehome. Any resident can go to the park office and request a copy. But heirs who do not know anything about the MRL will need to know where to look for a copy of the law. This leads us to step 2 below.

INFORM YOUR HEIRS OF WHERE TO FIND INFORMATION AHEAD OF TIME.

Just as you would tell your family members where to find important papers, or the details of disposition of property and funeral instructions, you also need to tell your heirs how to secure and sell your home after your passing. Be sure that they know where to find a copy of Civil Code section 798.78, which is the MRL section that sets forth the rights and responsibilities of heirs. Make a copy of that section and leave it in a place where they can locate it, or give it to them in advance with a copy of this article.

WHAT SHOULD THE HEIRS DO AFTER THE HOMEOWNER HAS DIED?

It is important that heirs act immediately to prevent the loss of their inheritance rights in the home. There are two options set forth in section 798.78. First, any heir, joint tenant or personal representative may seek to sell the home "in place" in the park. Or, in the alternative, any heir or joint tenant may seek to establish a tenancy with the park and move into the home. But for either of these steps to be available, it is required that the decedent's estate satisfy all of the decedent's responsibilities, such as payment of rent and utilities or maintenance of the homesite. Thus, if the rent is allowed to go into default or other maintenance issues arise which are not performed after a notice is served (this might only be taped to the door), then the right to establish a tenancy or sell the home is lost. 798.78(b) specifically provides that in such a case the park owner can require the home to be removed from the park. IT IS THUS CRITICAL THAT THE HEIRS ASCERTAIN WHAT THE SPACE RENT AND UTILITIES PAYMENTS ARE AND PAY THEM IMMEDIATELY AS THEY COME DUE. The death of the homeowner does not deter many park owners from claiming a breach of the rental agreement if the rent or utilities payment is even one day late. And since the heirs may not visit the home immediately, they might be unaware that the first of the month has rolled around and a rent payment is due. No payments can be missed if the family wants to be certain that its rights are protected. And if a three-day notice to pay rent or utilities is served, it must be satisfied within the three day period. The three days are calculated from the day after the notice is served. Since service of any 3-day or 7-day notice by the park does not have to be personal, and the notice can thus be posted on the home and mailed to that address, it is important that the heirs visit the home regularly to check for posted notices, and that the mail be immediately forwarded to an address where it will be read. There is nothing worse than opening

an envelope after the fact to find that an important deadline has been missed. If a rent payment is not made within the three-day period, and there is a loan on the home, the heirs should immediately contact the lender and request that it “cure” the rent default by paying the rent to the park. Under 798.56(e) (4), a bank may cure a rent default twice every twelve months, and the park owner is obligated to accept the payment. This section presumably also applies where the homeowner has died, but the estate desires to maintain the right to sell the home “in place”. Equally important is the duty of the estate to maintain the physical appearance of the home and the homesite. This means that landscaping must be maintained, and debris cannot be allowed. Any seven-day notices for rules violations need to be corrected at once. Newspapers should be stopped, the home should be secured, and vehicles should be either removed or otherwise stored only in the carport at the homesite. A gardener should be hired to mow and weed the homesite if the heirs live out-of-town or otherwise are not likely to visit the home often. But it is also important to check for notices at the home regularly, in case something is posted that is never received via mail. To ensure the best possible communication, the heirs should meet with management as soon as possible following the death and identify a new person and address for communication purposes. Rent bills and all notices from the park should be directed to that new address, so that communications do not fall into a “black hole”.

WHAT THE HEIRS SHOULD NOT DO.

It is equally important to understand one of the most frequent problems encountered by estates. Often, the heirs allow someone to move into the home if it is otherwise vacant in order to be a caretaker and watch over the home. This certainly sounds reasonable enough. After all, the estate desires that the home be protected from crime or vandalism. And if it is perceived that cousin Bob will most certainly qualify to purchase or occupy the home, it might be tempting to allow him to just move into the home early without qualifying for tenancy first. This should not be done. Most all parks throughout California do not allow a non-tenant to occupy the home if a tenant is not present. Thus, either scenario could trigger an immediate seven-day notice of a rules violation. If the estate desires to allow someone to occupy the home, written permission should be obtained from the park first. Otherwise, it should never be allowed to occur, since the result could be a termination of the estate’s right to sell the home “in place”. Note that we are only speaking of occupancy here; any authorized person, including heirs or third party contractors or realtors can enter the home to clean, repair or secure it. But no one can occupy it by spending the night or establishing it as their residence. If a seven-day notice is received for this sort of violation, the occupant needs to be removed at once. Note

that this scenario also does not help the potential tenant, whom the park might categorize as a “rules violator” when an application for tenancy is later presented for consideration.

WHAT ABOUT SATISFYING AGE RESTRICTIONS?

In senior parks, or parks which seek to meet the Federal guidelines for “housing for older persons”, homeowners who are 55 or older often leave the home to much younger heirs who are under age 55. The immediate reaction of these younger heirs is that they are not old enough to live in the park, and thus cannot qualify for tenancy. But special exemption language in the Federal law allows heirs who are under age 55 to still inherit the home and live in it without compromising the park’s senior status under Federal law. Otherwise, the inheritance might prove to be without value for the family, and this was never the intent of the Congress when the 1988 laws regarding age limitations were passed. This means that a park can never reject an heir based upon age status by arguing that it will lose its senior status under Federal law if a 40-year old heir is allowed to occupy the home. The key is that only the heirs or blood relatives of the deceased homeowner would probably qualify for this exemption. Note that if the park otherwise has an age limit for all residents in its own rules, those limitations may still need to be complied with.

CAN THE PARK RAISE THE SPACE RENT?

The answer depends upon the local laws. If there is a local mobilehome rent control ordinance, it should be consulted. Many ordinances do not allow a park to raise rents to the family following the death of the homeowner. But if the family sells the home to a dealer, the rent can probably be raised at that time, since local rent control typically does not protect commercial dealers or agents. The ability to protect a home during the inheritance process can be tricky. But if these steps are followed, the family of a deceased homeowner should be able to inherit and realize the value of the mobilehome which has been left to them in a Will or Trust. Just as importantly, the intent and last wishes of the deceased homeowner can be honored and carried out.

By Bruce Stanton

Article first published in Mobilehome Magazine, March, 2013. Go to: www.mobilehomemagazine.org

Mr. Stanton has been a practicing attorney since 1982, and has been representing mobilehome residents and homeowners associations as a specialty for over 20 years. He is corporate counsel for the Golden State Manufactured-Home Owners League (GSMOL).



USE WITH DISCRETION OR USE AT ALL ? WMA'S "Resident Objection Form" By Beverly Purcell

WMA (Western Manufactured Housing Communities Association) is a statewide organization of mobile home park owners and management companies. It is well funded, employs full time staff which includes 2 lobbyists, and makes monetary donations to political candidates who might be potentially useful by initiation and support of legislation like the MRL. The organization has created many forms which are available for purchase by association members on their website; the "Resident Objection Form" is one document which presents some serious concerns for mobilehome owners who are asked to use this form.

The form has three checkboxes (categories) for objections called "Type of Complaint", as follows:

- **"PARK FACILITIES"**: There is no space or area on the form to write about facilities issues!
- **"PARK MANAGEMENT"**: If you want to file an objection in this category, you are asked to check off this box, name the manager, fill in the required details, and "hand it to management." Would you do this?

And here is the crucial concern:

- **"OTHER PARK RESIDENTS"**: When you select this box, you are asked for very specific details about the resident/issue. Furthermore, the form has a section called "What action do you think is appropriate?" There is the possibility that a resident could be unjustly or wrongfully targeted by a vicious, vindictive person or group of homeowners who might/could recommend eviction as an appropriate action. It's possible that the targeted person would never find out about the action until it is too late, i.e. has been evicted. Why? Because "These forms are CONFIDENTIAL". However, the form states:

"Because of repeated complaints, in extreme cases, eviction proceedings may be initiated against an offending park resident. In compliance with California law it may be necessary to use this complaint for documentation purposes. Consequently, we cannot insure complete confidentiality".

This form does not promote harmony, good communication or open dialogue among the residents of a mobilehome park or between residents and management. Neighbor to neighbor problem resolution in an agreeable and non threatening way to achieve a mutually satisfying and acceptable solution is preferable. Of course, there are illegal and dangerous circumstances which should be and must be reported to management to insure the safety and well being of the entire community. Submission of a completed "Resident Objection Form" anonymously is an option but it might be discredited or dismissed by management.

A viable and acceptable alternative is writing about the issue or concern yourself, in a paragraph or letter format, in a clear and concise way which includes all the relevant facts. Be sure to date and sign the document; include a date or time line requesting a response. Deliver a copy with a witness present to the park manager and keep a copy for your records.

The form presents a double jeopardy risk – to the resident who completes it and the resident who is the subject of the complaint. Please give serious consideration to the use of the "Resident Objection Form" if your park offers it to you.



Prevent Home Fires in Winter

by Amy Jensen

More home fires take place during the winter than any other time of the year due to the high usage of heaters and stoves for holiday cooking. Most home fires are started because of cooking and are not caused by heater or wiring malfunctions. Protect yourself and your family by using the following tips to prevent fires in your home.

Cooking Safety

Never leave your stove unattended. According to the U.S. Fire Administration, the day with the highest risk of a cooking fire is Thanksgiving. While some of these fires are caused by clothing or other materials catching on fire, the highest amount of them start because the stove top was left unattended.

Move all cooking utensils, tools, and food that are not in use away from the stove top. This includes any dish towels, sponges, paper towels, and cooking utensils. Around one third of cooking fires start when these types of items catch on fire. Simply move them away from the source of cooking heat when not in use.

Remove any fried food from your holiday menu, if you can. Fried foods have a much higher risk of causing a fire. Not only do they require a higher cooking temperature, but they also make a big mess.

Heating Safety

Extra precautions must be taken when using any heating equipment. Heating your home with a space heater may save you a few bucks on your heating bill, but space heaters also account for over 80 percent of home heating fire deaths.

As with all home heaters, ensure that nothing flammable is near the heater and that the heater is not placed next to anything that could catch on fire. This includes clothing, curtains, and beds. Keep all items at least three feet away from the heater at all times.

Only plug portable heaters directly into the electrical outlet and never use an extension cord. Any damaged cords must be fixed, as well as any loose connections or broken electrical outlets. Be extra careful by purchasing a heater with the automatic shut-off safety feature.

As for fireplaces, keep all flammable items away and be sure to clean them regularly. Never burn anything other than firewood in your fireplace and always put out the fire completely before retiring for the night or leaving the house.

Decorating Safety

For some people, decorating is one of the best parts of the holidays. However, many home fires begin because the proper precautions are not taken with these decorations.

Instead of lighting candles with an actual wick, try using battery operated candles, which make great holiday decorations. Over half of holiday decoration fires are caused by flammable items simply being too close to a candle flame.

Be sure that there is no source of heat near your Christmas tree that could ignite it, such as a heating vent or lit candles. Also, keep your tree nice and moist by watering it often, as a dry Christmas tree can ignite quickly and easily spread fire to other parts of your home.

Emergency Repair Program

Accessibility Modifications

The ERP-A is a program designed to provide grants for emergency/health and safety repairs and accessibility modifications to owners of single family homes or mobile homes in the City and County of Sacramento.

Program Features:

- a grant which does not require repayment
- \$5,000 maximum assistance

Eligible Applicants:

Owner occupants of mobile homes in the City and unincorporated County of Sacramento who have not received more than \$5,000 of previous ERP assistance (there is a lifetime limit of \$5,000 per grantee) are defined as very low-income households - households with income less than or equal to fifty percent (50%) of the area median income adjust for household size. Income limits:

1-person	\$24,300	2-persons	\$27,800
3-persons	\$31,250	4-persons	\$34,700

Eligible Properties:

Single family homes and mobile homes in the City and unincorporated County of Sacramento. **This program is not available in Citrus Heights** (has it's own program call (916) 414-4425 for more information.), **Elk Grove, or Rancho Cordova.**

Application Procedure

Call SHRA at (916) 440-1317. After determining qualifications for the program, a technician will call you to schedule an appointment to inspect the property and schedule the work. The ERP-A takes applications from June 1st - August 31st, and from December 1st - February 28th.

Emergency Repair Definition

A corrective action to resolve an immediate safety or health hazard.

An emergency repair is limited to:

Roofing

1. Repair of roof coverings to stop leaks within habitable areas.
2. Repairs to hazardous structural framing.
3. Repair or replacement of roof coatings and/or coverings on mobile homes.

Note: No full roof replacements allowed except

on single-wide mobile homes where necessary. Double-wide mobile homes are not eligible.

Exterior Entry Doors

1. Repair of defective doors and associated hardware.

Exterior Windows

1. Replace broken glass in habitable areas.
2. Repair / replacement of deteriorated sashes in order to secure glass.

Accessibility (immediate safety or health hazard)

1. Repair of existing steps, walkways, handrails, guardrails and ramps.
2. Installation of accessibility ramps for the homeowner to occupy the house upon release from a medical facility.

Water Heaters

1. Repair / replacement of water heaters that are not working or not working at their rated capacity.
2. Replacement due to tank leaking beyond repair.

Heating Systems - Cooling Systems

1. Repair of non-working systems for any heating or cooling system, including floor furnaces, wall furnaces and through-the-wall air conditioners.

Plumbing Interior

1. Repair of broken water lines and connectors concealed within walls, ceilings and floors.
2. Repair of broken sewer drain lines, connectors, clean-outs and vent piping, concealed within walls, ceilings and floors.
3. Repair a broken toilet.

Electrical

1. Repair of service panels, breakers, connections and wiring.

Gas Lines - Natural Gas, CNG, Propane.

1. Repair of leaking or broken supply lines, connectors, and valves.

Floors

1. Repair of deteriorated sub-flooring and underlayment where a hazardous or a potential hazardous condition exists.

SHRA shall make the final determination of an eligible Emergency Repair.

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Dental Health Clinic
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916-558-2303
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916-361-5156, 916-361-5168

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Low cost dental care: 916-983-3658

Sacramento Community Clinics, HALO
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916-642-1868 - www.halocares.org

Sacramento Community Clinics, HALO
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916-642-1890 - www.halocares.org

Sacramento Community Clinics, HALO
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Suites 204 and 206, Sacramento 95823
916-642-1869 - www.halocares.org

Sacramento District Dental Society
2035 Hurley Way, Suite 200, Sacramento 95825
www.sdds.org

Sacramento Native American Health Center
2020 J St, Sacramento 95811
916-341-0575 - www.snahc.org
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and low cost Medical/dental, MediCal

STOP UNWANTED PHONE CALLS



Subscribe to a call-blocking service

The free blocking service Nomorobo is now available for some American consumers who use the Internet for their phone calls (VoIP), but not for standard landlines. Carriers also typically allow you to block certain numbers, but not always for free.
<https://www.nomorobo.com/signup>

Consider a call-blocking device

Check Consumer Reports' review here:
<http://www.consumerreports.org/cro/magazine/2015/07/robocall-blocker-review/index.htm>

Try your smartphone's call-blocking apps

If you have a smartphone, look into the call-blocking apps that are available. Also, Apple iOS and later customers can use Apple's call blocking feature.

Sign up for the Do Not Call list

Add your phone number to the list by calling 1-888-382-1222 or on the Internet here:
<https://www.donotcall.gov/> which protects both landline and wireless phones.. This may reduce the number of telemarketing calls you receive from legitimate companies, though it is not likely to deter scammers who frequently violate telemarketing laws. Do Not Call restrictions do not apply to politicians, pollsters, and non-profits.

Ask your phone company blocking technology

The FCC has now given the legal approval. If you use robocall-blocking technology already, it often helps to let that company know which numbers are producing unwanted calls so they can block calls for you and others. Set up the "anonymous call rejection" option: This is a free landline-calling feature available from most telephone companies.

If you pick up a robocall

Hang up immediately. Pressing a number signals that the autodialer has reached a live number and can lead to more calls.

If you have caller ID

Record robocallers' numbers and report them to the FTC via the Do Not Call registry. Your information goes into a database that can help regulators identify the sources of illegal robocalls.

Rent Control Measure Passes in Humboldt County

At the very end of a lengthy ballot, which included two sheets of paper with items on both sides, was Measure V, which will enact rent control in mobile home parks located in unincorporated Humboldt County.

Despite massive spending from mobile home park owners opposed to the ordinance, Measure V passed with 17,766 votes, or 54.84 percent. Mad River Union, Arcata 11/9.

Corporate investors trying to defeat Yes on V dumped over \$220,000 into the race, campaign financial disclosures show. \$49,500 came from the WMA, the association for MHP owners, Western Manufactured Housing Communities Association. It is just \$500 short of 50K which would have required the WMA to put their name on all advertisements. \$35,000 more came from Humboldt Bay Mobile Estates, managed by a company with deep ties to WMA.

Measure V limits rent increases in mobilehome parks to no more than once a year, and no more than the annual increase in the Consumer Price Index. It sets up rules for how other fees can be imposed and how much lot fees can change when a mobilehome is sold. For mobilehome park owners, it provides a path for other fees to cover new expenses, such as emergency repairs or improvements requested by a majority vote of park residents. It creates a fund to administer the law. Measure V will apply in unincorporated areas of Humboldt County.

There are 42 mobile home parks with a total of 1,095 spaces located within the unincorporated areas of the County, comprising nine percent (9%) of the housing units in the County.

State Senator Mike McGuire says, "Measure V is fiscally responsible, carefully drafted and will help keep seniors and families in their homes."

From Patti Rose, a leader from the Humboldt Mobile Home Owners Coalition, on the victory:

"I want to thank the many volunteers that gave so much of themselves to make this happen. I am proud to live among such awesome people. And the biggest thank you, of course, goes to the voters of Humboldt who saw through the \$220,000 worth

of confusing and sometimes deliberately hateful advertising.

Manufactured Housing Group said, "Yesterday saw a big victory for manufactured homeowners in Humboldt County, CA. After a year long grassroots campaign to pass a lot fee stabilization ordinance in the county, voters, despite over \$220,000 of oppositional messaging from the real estate industry.

This victory shows how grassroots organizing centered in our core values of love and care for the most vulnerable members of our communities can win against big money and big business. These values can unite manufactured homeowners and allies of all backgrounds against exploitive corporate practices.

Congratulations to the manufactured homeowners in Humboldt County, and thank you for inspiring all of us to fight for strong protections and reach for high goals."

Resident Voices Matter.

Preserve your long-term affordability and quality of life.

Resident involvement in the acquisition and renovation of a mobile home park often is the solution.

 info@mutualhousing.com
 www.mutualhousing.com



Mike Kozlowski John Bertaut Sue Frost

SAC MEETING

By Beverly Purcell

Sacramento Area Coalition of Mobilehomeowners Associations held its monthly conclave meeting at Denny's in Roseville on November 4th.

Representatives from 10 area mobilehome parks participated. The organization was pleased to host a forum, just before the November 8th election, for two candidates vying for the County Supervisor's District 4 seat.

Moderator and SAC Leadership Council Chairman John Bertaut briefly explained SAC's role and mission for the benefit of first time attendees. He stressed the importance of resident associations which establishes a professional working relationship with park management and insures that all issues are presented in a businesslike and well documented way. Copies of the 2017 MRL have been ordered and will be available for distribution at a future conclave meeting. All residents are reminded that they are entitled to receive a copy of the MRL, by law, if requested from park management.

John asked all attendees to introduce themselves and state one or two of the most serious and important issues facing homeowners. The overwhelming response was frequent and increasingly high space rent increases followed by problems with utility billing. All were concerned about the very real possibility of both low income families and particularly, fixed income seniors, losing their homes due to exorbitant rents.



Two Republican candidates, **Sue Frost** (Citrus Heights) and **Mike Kozlowski** (Folsom) thoughtfully listened to the concerns voiced.

Sue Frost gave a brief background history and pledged to make budget scrutiny, crime prevention, community policing programs and homelessness priority issues if elected.

Mike Kozlowski thanked and commended his opponent for a civilized campaign. He presented a brief biography and stated that his priorities, if elected, are public safety (increase manpower/funding of police force), homelessness, economic development and a streamlined permit process.

The candidates fielded several questions from the audience with a focus on a county wide rent stabilization ordinance. Both acknowledged that they would be willing to consider a proposal but that it is a very difficult and complex issue with no easy resolution. The same complexity involves the designation of manufactured home parks as "affordable housing."

For additional information about SAC, please contact John Bertaut at sacareacoalition@aol.com or magazine co-editors at the addresses listed in this magazine. We welcome your suggestions and contributions for articles in future issues.

Mobilehome Residency Law (MRL) Revisions and Loopholes

by Tony Danieli

The Mobilehome Residency Law (MRL) supposedly provides protection for mobilehome owners, but is in fact a sham. The introduction of the 2016 MRL states: "Violations of the MRL, like provisions of conventional landlord-tenant law, are enforced by the courts; that is, the disputing parties must enforce the MRL against one another in a court of law. The State Department of Housing and Community Development (HCD) does not have the authority to enforce these Civil Code Provisions."

Therefore, a mobilehome owner who can prove a violation of the MRL by a park owner or manager must retain the services of an attorney. Most mobilehome owners cannot afford a lawyer. Also, it is not uncommon for a straightforward civil case to take 2-3 years from the time of filing the complaint to the time of the trial. Who wants to put themselves through 2-3 years of stress? There is also fear, intimidation and the threat of retaliation to discourage challenging management.

In order for the MRL to have any validity at all, there must be a governing body with jurisdiction and power to enforce these MRL laws. Requiring low income and often senior mobilehome owners to take millionaires to court is simply unreasonable.

Last month we discussed how unreasonable it is to let the owners and managers of our parks decide what is reasonable. We have also discussed how absurd it is to make laws that don't have a practical way of enforcing them.

The next thing to discuss is the many large loopholes in the MRL. Loopholes that the owner's and manager's lawyers wrote into the MRL for them to take advantage. The MRL has many large loopholes which are unfairly and completely advantageous to owners and

managers. MRL 798.59 states:

"A homeowner must give written notice to the management of not less than 60 days before vacating his or her tenancy."

This rule has logical application for the owners of rental homes and apartments who try to avoid long periods of non income producing vacancies. A mobile home isn't going anywhere. The space rent will continue to be paid by the seller and the buyer (i.e. new tenant) without interruption in income for the park owner. This provision just gives the park owner first chance at buying the mobilehome.

We don't have the same disclosure "real property, protections on our homes. Managers are often the only ones that know when a unit is vacant" or that the home will be for sale in 60 days.

Here is an example. The owner of the home dies. The manager has access to the contact information of the next of kin who live out of state. The manager convinces the relatives that the home is not worth much. The manager offers a no hassle, but low ball price for the home. The park has now acquired a home for next to nothing which they can resell for a large profit or better still rent out free of rent control and free of any of the "laws" in the MRL. It is happening everywhere in California.

The 60 day notice provision should add this: "...if the mobilehome is to be removed from the park." Also, the MRL should note that a mobilehome is realistically and practically immobile (not able to be moved by its own means like an RV) and should be treated as "real property" just like any other house.

EDITOR'S NOTE: By law, your manager must give you a copy of the MRL if you request it.

MOBILEHOME NEWS UPDATE - AROUND THE STATE

by Beverly Purcell

PERSONNEL CHANGE

Stephanie Reid, Policy Consultant, Senate Select Subcommittee on Manufactured Housing Communities, retired on November 30th. Eric Guerra assumes her position.

LEGISLATION

AB 587: signed into law, creates an abatement program for mobilehome owners who cannot transfer title due to delinquent taxes and fees incurred by previous owners.

SB 434: tabled for the year, would require HCD to transfer a manufactured home subject to vehicle license fee to local taxation when it is found that the home has been rebuilt "to the substantial equivalent of a new residential structure."

PROPOSED MRL CHANGES SPONSORED BY GSMOL, ET.AL.

- MRL 798.80 Sale of Park-Notice by Management: proposed bill to give HOA's first right of refusal to purchase the park.
- MRL 798.86 Management Penalty for Willful Violation: bill proposed to increase the penalties from \$2,000 to \$4,000- \$5,000 in Small Claims Court.
- MRL 798.35 Members of Immediate Family – No Fees, amended to include spouse or child and some fees are unreasonable.
- MRL 798.21 Non Principal Residence-Rent Control Exempt, if a mobilehome is a second residence and located in a rent controlled city, the owner cannot take advantage of the rent control ordinance.

HOT BUTTON TOPICS

Mobilehome Park Manager Training and Certification Program: a concept supported by many resident coalitions and regional associations to assure fairness and competency of park managers. Senator Connie Leyva, Chair of the Senate Select Subcommittee on Manufactured Housing Communities, supports the proposed legislation on education and licensure for park managers. Como-Cal has created a survey focused on park managers for resident input and data collection/analysis.

Rent Stabilization Ordinances (RSO's): well funded park owner associations with lobbyists like WMA, MHET and CMPA continue to fight attempts at rent control throughout the state. Regional/local mobilehome owners coalitions in Humboldt County, Corona, Orange, Costa Mesa and Colimesa and others are working hard to make this issue a priority in their areas.

Local Election Results: Measures on rent increase limits, rent control, affordable housing, and tenant protection against evictions appeared on many city ballots throughout the state. These outcomes may have a potential impact on similar and future efforts of other groups to undertake and fight for changes.

OTHER NEWS

Terrace View Mobilehome Estates in El Cajon, was awarded \$58,289,000, in a civil case filed against park owners.

Sunnyvale: a 50 space mobilehome park was closed and may be replaced by a 108 unit apartment complex, pending city approval.

No Cost COMO-CAL Membership - Sign Up Today

FROM KEN MENG, COMO-CAL PRESIDENT

I embrace COMO-CAL's long-standing pledge - Education, Communication, and Unity. COMO-CAL, under the leadership of Frank Wodley, has succeeded in providing the Community with a no-cost magazine that promotes both education and communication. Today, COMO-CAL provides the mobilehome community over 13,000 magazines every month. No other organization comes close.

I'd like to go a step further. More can and should be done! Although I strongly believe there is strength in numbers, COMO-CAL has not been successful in its efforts to unify mobilehome owners. So the new Board of Directors has decided to provide everyone a no cost membership in COMO-CAL.

I feel everyone should want positive change. COMO-CAL is non-political and will work together with other advocates, including GSMOL. COMO-CAL answers only to those we serve, namely mobilehome owners. We don't have big egos, nor are we attorney driven. We only want to provide mobile-home owners better protections at minimal cost.

OUR SHORT TERM GOALS

a) Promote a viable means of enforcement of the Mobile-home Residency Law. We will try to work directly with GSMOL to accomplish this important goal.

b) Work to stop manager abuse. This includes stopping interference of sales, a serious issue whereby park owners steal millions of dollars from mobilehome owners across California.

WHY SIGN UP?

1. We have always promoted 'Strength in Numbers.' Now we want to make it easy (and a no-brainer) for you to join us, as a member and support our efforts to UNIFY mobilehome owners across California.

2. If you believe COMO-CAL is on the right track, please support us by signing up. There is no obligation to do anything or pay anything.

3. The mobile/manufactured home owner community needs an organization that is fighting for their rights. Signing-up guarantees we will continue to fight for you.

WHEN CAN YOU SIGN UP?

1. Beginning immediately through June 30, 2017, COMO-CAL is offering a no cost membership to all mobile/manufactured home owners in California. The offer

may be extended through the balance of 2017, depending on its success to unify mobilehome owners.

2. You can sign up today. Simply call (818-886-6479), email (fawodley@yahoo.com), or mail (COMO-CAL, P.O. Box 1852, Walnut, CA 91788) and give us your name, park name, mailing address, phone number and email address. All information will be kept confidential.

WHO CAN SIGN UP?

In one word: **EVERYONE!**

1. Everyone who owns a mobilehome or manufactured home and lives in California.

2. Organizations can sign up for their members, whether a HOA, Resident Association, Recreational Association, regional group or

3. Now why would anyone say they don't want to sign up. We encourage GSMOL members and members of regional organizations to sign up. Our goal is to give everyone, i.e. the whole mobilehome community a voice.

4. We also feel park owners, park managers and park employees need good information. They can learn about mobilehome owners and their desire to enjoy a peaceful, stable life as residents in a mobilehome park. For that reason we will include them and welcome their membership.

WHAT ARE THE BENEFITS OF SIGNING UP?

1. When you sign-up, you become connected with COMO-CAL, either through snail mail, email or via phone. This is extremely important. If you're not on our radar, we can't communicate with you or effectively fight for your rights or for the rights of other mobilehome owners.

2. All members will have access to the Members Only section of COMO-CAL's website: www.comocal.org

a. View five years of magazines & thousands of pages of useful information. Download one page or the entire magazine.

b. View most of the additional 500+ articles the provide history and insight to the many problems facing mobilehome owners.

4. Members will receive Email Alerts, unless they opt out.

5. Members will have a voice through our Surveys, unless they opt out.

6. We will begin having meetings, initially in Southern California. Members will receive notices and are encouraged to attend. Remember, it's your rights on the line!



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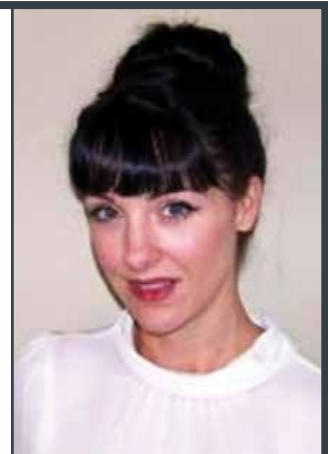


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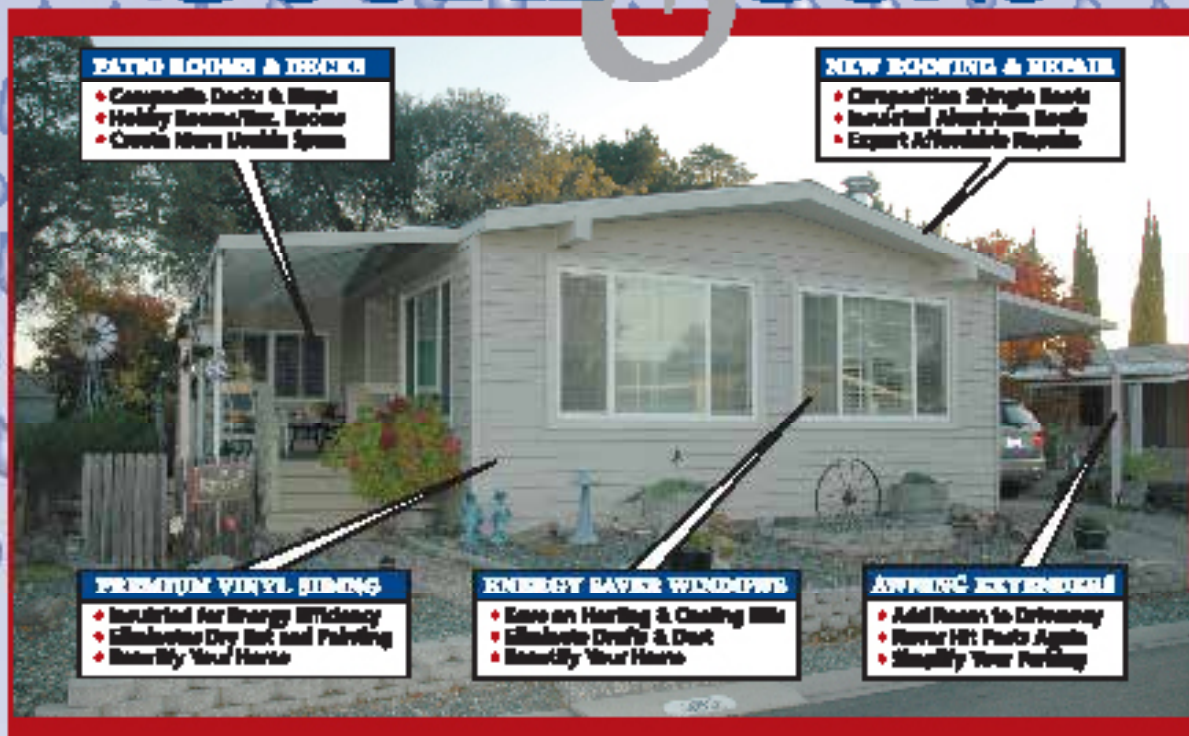
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