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# Digest

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**AUGUST 2018**

VOLUME 1 NUMBER 7



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# OMHA NEWSLETTER, August, 2018

Oceanside Manufactured Homeowners Alliance, Inc. [www.omha4oside.com](http://www.omha4oside.com)

## PRESIDENT'S MESSAGE, by Bob Markley

**Oceanside** is divided into voting districts; districts 1 and 2 will be holding elections for City Council in November. In district 1, as of this writing, there are two candidates running against each other: Esther Sanchez and Chuck Lowery. Both are supporters of rent control on mobile homes in Oceanside. Chuck Lowery has never said or done anything against rent control; however, it was Esther who, back in 2011, suggested a referendum to defeat the evil Vacancy Decontrol ordinance put forward by Jerome Kern. She wrote the referendum petition, printed many copies for us, and even attended meetings of signature gatherers, giving us pep talks. When the time came to challenge the ballot wording that the City Council proposed be on the ballot in 2012, she found an attorney specializing in election law to threaten a lawsuit if the wording were not changed, and arranged a meeting with him. He threatened a lawsuit and the wording was changed. That is MORE than supporting rent control. Accordingly, at the March, 2018 OMHA meeting, the membership voted to support Esther.

People unfamiliar with the rent control battle of 2011 and 2012 can read the whole story on the OMHA website (see above for address). On the home page click on "History of Rent Protection." On the next page, scroll down to "Rent Protection in Oceanside."

**The California Department of Housing and Community Development (HCD)** has a Mobilehome Assistance Center (MAC), where you can obtain help, or at least be pointed in the right direction. This was once called the Office of the Mobilehome Ombudsman. You can find it on-line by starting with the HCD website at [www.hcd.ca.gov](http://www.hcd.ca.gov). On that page click on "Manufactured & Mobilehomes." On the next page click on "Mobilehome Assistance Center." You will be taken to a page that lists some of the questions or concerns they can help you with. You can also call them at (800) 952-5275, send an e-mail message to [MHassistance@hcd.ca.gov](mailto:MHassistance@hcd.ca.gov), or write to them at The Office of the Mobilehome Ombudsman, Mobilehome Assistance Center, California Department of Housing and Community Development, P.O. Box 31, Sacramento, CA 95812-0031.

They cannot mediate or offer any legal advice. They suggest that for legal advice you contact a licensed attorney, legal aid organization, or your local government official(s).

**Remember** last year when AB1269 passed the Assembly and the Senate, only to be vetoed by the Governor? It would have allowed mobile home owners who had a problem with park management or a park owner to file a complaint with the state Department of Fair Employment and Housing and have the complaint mediated, thereby avoiding the expense of hiring an attorney.

The Governor made recommendations for changes, and those were incorporated into a NEW bill this year, AB3066. It is named the Mobilehome Residency Law Protection Act. You can look up the text of the bill, its history, etc. at this website: [http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201720180AB3066](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB3066). There is NO requirement that a homeowner submit any complaint for mediation. If you like to spend your hard-earned money on an attorney, you are free to do so. Instead of the state Department of Fair Employment and Housing receiving complaints, it would be the state Department of Housing and Community Development. As of this writing, AB3066 has PASSED the Senate Judiciary Committee and is on its way to the Senate Appropriations Committee. If it passes that committee, the next step is a vote by the full Senate. If it passes THAT, it is on its way to the Assembly. If you are asked to make phone calls to Senators or Assembly members in support of AB3066, please do so. Who is opposing AB3066? The park owners trade association, known as WMA, and probably some lawyers and their hangers-on.

**CORRECTION:** The June, 2018 OMHA newsletter reported the number of spaces under rent control, the number of park-owned homes, etc., in most parks in the city. There was an error in the number of park-owned homes in 2017 in Terrace Gardens. The number reported was 0, but the correct number is 22, which is two more than the previous year.

**IMPORTANT MEETINGS—MARK YOUR CALENDAR!**

**CITY COUNCIL:** Wed., Aug. 22, Wed., Sept. 6 and Wed., Sept. 19, City Council Chambers

**OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS MEETINGS:** Aug. 24, at 1 p.m. in Rancho San Luis Rey’s clubhouse #2, 200 N. El Camino Real, Oceanside 92058, and Sept. 28 at 1 p.m. in Laguna Vista’s clubhouse, 276 N. El Camino Real, Oceanside 92058.

**ACTION:** Sunday, Sept. 9, at 2 p.m. in Rancho San Luis Rey’s clubhouse #2, 200 N. El Camino Real, Oceanside 92058.

**OMHA BOARD of DIRECTORS**

President	Bob Markley	(760) 435-1126	Secretary	Vikki Schaffner	(406) 459-0953
Vice President	Thom Taylor	(760) 721-2429	Ombudsman	Sherrie Goldby	(760) 715-2161
Treasurer	Barry Horton	(760) 757-2337	Director-at-Large	Donna Cooper	(760) 453-7054

**OMHA PARK REPRESENTATIVES**

PARK	Name	Phone No.	PARK	Name	Phone No.
Cavalier	Pat Sherwood	unlisted	Mission View Manor	Donna Morel	unlisted
El Camino 76	Frank Crowley	(760) 685-2380	Mission View West	Donna Cooper	(760) 453-7054
La Salina	Vacant		Rancho Calevero	Bonnie Wright	unlisted
Laguna Vista	Thom Taylor	(760) 721-2429	Rancho San Luis Rey	Debra Johnson	(714) 651-8224
MiraMar	Patricia Olkowski and Dwight Johnson	(760) 717-9207  (360) 933-1754	Terrace Gardens <hr/> TRICO	Larry Schrack <hr/> Debbie Mastro	(760) 453-7297 <hr/> (760) 529-5322

“For years, OMHA, an ardent supporter of our Oceanside Mobile Home Rent Control Ordinance, has worked diligently and effectively in educating mobile home owners regarding their rights and responsibilities. I highly recommend that every Oceanside mobile home owner join!” *Esther Sanchez, Oceanside City Councilwoman since 2000*



**OMHA Oceanside Manufactured Homeowners Alliance, Inc.**  
2018 Membership Application (please print legibly)

Name \_\_\_\_\_

Second Occupant \_\_\_\_\_

Park Name \_\_\_\_\_ Spc.# \_\_\_\_\_

Phone # \_\_\_\_\_

e-mail address \_\_\_\_\_

Annual dues \$10 (covers all eligible voters listed above)  
Please make check payable to **OMHA** and bring to a meeting  
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help deliver the  
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NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger10@cox.net



**San Marcos Mobilehome Residents Association  
P.O. Box 2285 San Marcos, CA 92079-1015**

**Website: SMMRA.ORG**

## **SMMRA UPDATE**

### **SMMRA'S POLITICAL ACTION COMMITTEE (PAC)**

Announces it will begin holding interviews with candidates for Mayor and Council Members on August 16, 17 and 18 to evaluate the political positions of each in order to determine which candidates SMMRA's PAC will endorse and support.



San Marcos Mobilehome Residents Association  
P.O. Box 2285 San Marcos, CA 92079-1015

### **SMMRA MEMBERSHIP APPLICATION**

PLEASE PRINT

Name: \_\_\_\_\_ Spouse \_\_\_\_\_

Address: \_\_\_\_\_ Park name: \_\_\_\_\_ Space # \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

I want to volunteer for:

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Resident Representative

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Political Action Committee

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## Our Mixed Bag in San Marcos by Lloyd Rochambeau

San Marcos is a microcosm of the state of California, and as far as mobile home parks go, not really any different in most respects. There are 18 park or communities in the city. 7 are resident owned, meaning the residents own a share or their specific space and there is no investor or robber baron squeezing them for every penny he or she can get out of them.

The other eleven parks have different types of owners: with 7 being owned by individuals or corporations, and four being owned or operated by non-profit agencies.

Two of the non-profit parks are actually owned by the Walker Family Trust out of Long Beach, CA, and leased to a non-profit agency (Millennium Housing Inc.) out of Orange County. So Millennium is the Operator, not the owner.

Millennium does own Rancho Vallecitos outright.

Valle Verde is owned by a non-profit (the Caritas Group).

El Dorado is owned by Bill Cima and Bill and is the only park in the City under the Lease Accord which the City promoted back in 2014-16.

As for the Resident Owned Parks or Communities, each is required to have a Home Owners Association (HOA) since they provide the management and governance of the Community.

Rather than coming under the jurisdiction of the MRL, the Davis-Stirling Common Interest Development Act is the law regulating the seven communities in San Marcos which are governed by the act and the

HOA's elected Board of Directors. The act also recommends that the governing board should maintain a reserve study and to fund reserves to offset any large capital expenses for aging and deteriorating infrastructure and to avoid special assessments which could be financially difficult for the homeowners. Here is an example of what is intended:

Casitas Del Sol and it's 195 homeowners has a HOA fee of \$214.00, which includes \$17.60 per month for Reserve Funding as well as Cable, Water and Trash. Their Reserve Fund is currently about \$ 565,000. Thus if the cable, water and trash totals as much as \$50.00 a month, their cost of operating the park is less than \$ 150.00 a month.

Here are all the Resident Owned Park operating costs:

PARK NAME	/Month	Includes
Madrid Manor	\$151.00	
Twin Oaks	\$149.00	
San Marcos View Estates	\$180.00	
La Moree Estates	\$214.00	C,W,T
Casitas Del Sol	\$214.00	C,W,T
Foothills of San Marcos	\$200.00	C,W,T
Casitas Del Amigos	\$ 250.00	C,W,T

These seven parks have HOA fees covering operating costs ranging from less than \$150.00 a month to almost \$200.00 a month.

For those living in the investor owned parks, it is

easy to see how profitable these parks are, yet are often faced with greedy Owners seeking to increase rents to the level that is being collected in Parks under Long Term Space Leases (some as high as \$1,000 or more per month) and to understand why the Park Owners or Investors are continually searching for ways to abolish Rent Stabilization Ordinances. Long Term Leases not only find ways to implement a faster increase in rents, they also assess a transfer of costs for replacement of the park's infrastructure (roads, pools, clubhouse roofs, etc.) which are the cost rightfully belonging to the Park Owner as a normal cost of doing business.

It is not unreasonable to project the profits to be in the range of 300 to 400 percent when you take operating costs versus income. Of course the investor will insist that the cap rate is not profitable. Then why did they buy the Park at an inflated cost, unless they thought they could get the Rent Stabilization thrown out and they could soak it to the poor people and elderly home owners?

A little explanation may be in order relating to the City's Rent Stabilization Ordinance (RSO). It is not full rent control, it merely subjects the Park Owner to proving the increase requested is in fact necessary. When the ninety day notice of an increase is given to the residents and over 50 percent protest it as being excessive, the Park Owner must open up their books to prove the requested increase is needed to maintain a fair and reasonable return for the business. There have been no rent reviews for the last eight years, precisely because the Park Owners cannot prove their case and they hate having to open their books, (even after they have doctored them) to try and get the size increase they claim they need.

The Park Owners (& the WMA) also like to claim they are being denied "free market" assessments and profits, when in fact, the mobile home park rents are not free market based. A common misconception is that the RSO freezes rents indefinitely, which is false because fair and reasonable increases are allowed each year. Rents that were \$400.00 ten years ago are often \$500.00 or more today. That means that a 200 space park producing income at the \$960,000 level annually, is now producing \$1,200,000 for a 20 % gain, or \$240,000 more each year in cash.

The three parks either owned or operated by Millennium Housing who got their hooks in here with the

help of the City. The City negotiated a "Regulatory Agreement" which provided for rent increases limited to 3/4 of the current C.P.I. increase,

which by the way, is also the same increase agreed to by an Oceanside Park Owner. It seems to be a comfortable rate for rent increases for that investor, enabling good maintenance in the park and satisfactory profits for the owner/investor.

The fly in the ointment for Millennium's Palomar Estates East is the requirement contained in the Ground Lease which was not disclosed to the current and potential residents, and now the Walker Family Trust is seeking to increase the Ground Lease payments to Millennium, who is most likely going to attempt to pass it on to the residents, which would be in violation of the Rent Stabilization Ordinance. By the way, the Walker Trust is essentially a bank located in Long Beach, and not too far away to picket and protest their greed.

The other non-profit park is owned by the Caritas Corporation, which also owns 21 other mobile home parks. Their residents are on Regulatory Agreement much like the Millennium Parks are under. are comfortable with Caritas' management style.

The remaining five parks are investor owned and come under the protection of the San Marcos Rent Stabilization Ordinance. One park underwent a campaign by the then owner to convert every space/homeowner to long term leases.

However five homeowners refused to be forced to enter long term leases, even to the point of filing a law suit against the owner and winning. As a result, and to show the disaster that such leases can be, one of those homeowners who, under protection of the RSO now has a monthly rent of \$495.00, while a homeowner who agreed to a lease is now paying close to \$1,000 a month. It's easy to see why SMMRA is steadfast in its opposition to Long Term Leases. Just think about what \$10.00 a Year can do, and how foolish it is for some to oppose SMMRA.

It is also foolish for three or more San Marcos Parks to dismiss the need to have a (HOA) Home Owners Association. Apathy and the lack of unity could someday result in the loss of rent stabilization for all of the parks

El Dorado Estates is the lone park to succumb to the Lease Accord attempted in 2015-2016. While over

50 % of the homeowners were persuaded to sign up, it is entirely possible that forcing the dissenters to be included in the accord, the MRL may very well have been erroneously overruled.

It should be apparent by now, that SMMRA and GSMOL are resolute in defending the Rent Stabilization Ordinances. And that no one should ever sign or agree to a Long Term Space Lease. \$10.00 or \$25.00 a year helps buy a little peace of mind.

Not only is membership important, but more residents need to physically support SMMRA and give a little time and effort to make it work more effectively. San Marcos rental parks enjoy lower and more fair rents than many others, thanks to GSMOL and SMMRA, who fought for the Ordinance and have continued to defend it over the years. It needs to be noted that the Courts, and even the U.S. Supreme Court, have ruled that Rent Control and Rent Stabilization Ordinances are legal and constitutionally protected.

Park Residents in San Marcos are much better off, rent wise, than many other parks in the golden state, primarily, if not totally, because of the City's Rent

Stabilization Ordinance. While not every park owner or investor is a robber baron, the percentage is probably getting close to 50 % with the number rising at a rapid rate. The scumbags, blood suckers, predators, and plain evil forces raping and pillaging the mobile home owners is a disgrace that many politicians and public officials either don't understand or are on the payroll of those who are the worst offending and law-breaking owners.

You can see that we, the mobile and manufactured homeowners and residents in San Marcos Parks are indeed a mixed bag, which makes our lives more difficult and confusing.

Nevertheless, we need to stand together and support each other, no matter which park is our home land. Making matters worse is the fact that the WMA (Park owners association) opposes AB 3066, the Mobile Home Residency Law and Protection Act (like they did AB 1269). They use their big bucks (our rents) to fight what is fair and right because they like having it their way and care less about the residents.

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## WMA OPPOSITION TO AB 3066

We can be certain that WMA (the association of Mobile Home Park Owners and Investors) will be opposing AB 3066, as they did with AB 1269. It is a bill that proposes to settle disputes between Park Management and the Residents in parks.

It is seeking to provide the Residents with a way to ensure that the intentions of the State Legislature to protect the Residents and to follow through with the intentions of the MRL. If the Park Management adheres to and follows the law, there would be no need for this bill. Unfortunately, that has not been the case for the last forty years. Let's examine WHY they would oppose the bill.

- 1) They do not want to be held to follow the MRL
- 2) They prefer to direct their Park Managers to do as they tell them, and to ignore the law.
- 3) If their managers are ignorant of the law, they like it that way.
- 4) It might end up costing them some of their fat profits due to fines or penalties, or even more lawsuits

to defend their misguided actions.

- 5) Not following the MRL makes it easier to dominate, intimidate, and control the peons.
- 6) After 40-plus years of having it their way, they do not want it to change.
- 7) They do not give a damn about the rights of residents
- 8) It will expose their shameful actions
- 9) It will reduce their financial advantage over the residents
- 10) They lack a collective conscience

In opposing AB 1269 last year they circulated a flyer claiming it was just another tax grab unfairly socking it to (space) renters, even labeling it a "Renters Fee", but never identified on the flyer, who was making the appeal (and using the profits from our rents to do it). Isn't that cowardly and deceitful ??

How un-American and spiteful they are to oppose this legislation.

# What is Costa-Hawkins?

For over twenty years, the Costa-Hawkins Rental Housing Act has been a disaster for California renters. A special-interest statewide law backed by the real estate industry that passed in 1995, Costa-Hawkins ties the hands of cities when it comes to protecting tenants from landlords who charge runaway rents:

- Cities can't pass vacancy control; if a tenant leaves or is forced out of a rent-controlled unit, a landlord can raise the rent however much they want for the new tenant.
- Cities can't extend rent control to any condos, single-family homes, and any housing built after 1995.
- Cities that passed rent control before 1995 cannot even cover construction from the date their ordinance passed (i.e. 1979) up to 1995.

Since the 2008 crisis, Wall Street has snapped up tens of thousands of single-family home rentals across the state and nationwide. Thanks to Costa-Hawkins, Wall Street landlords can hike rents by thousands of dollars overnight.

Since Costa-Hawkins passed in 1995, tenants have paid ever increasing rents and been forced from their communities or into homelessness due to high housing costs. Our communities are suffering while real-estate profiteers squeeze tenants for higher and higher rents.

Repealing Costa-Hawkins is common sense: it lets cities decide what's best for them. Every city can make their own choices whether they want rent control and what buildings should be covered. It's time for Sacramento and the real estate lobby to stop dictating which properties are exempt from rent control, allow cities to choose vacancy control, and allow existing rent ordinances to be updated.

With housing costs completely out of control in California, now is the time to repeal Costa-Hawkins.

## WHY IS SACRAMENTO PROTECTING COSTA-HAWKINS?

Rent control is broadly popular with Californians, but real estate interests have the ears (and campaign dollars) of many legislators in Sacramento. In 2008, at the height of the biggest economic collapse since the Great Depression, Tenants Together formed around the fight against Proposition 98, where the landlord lobby tried (and failed) to abolish all rent control in California. Despite Costa-Hawkins being on the books for over a decade at

that point, the real estate lobby wasn't satisfied.

In 2017, Assemblymember Richard Bloom (D-Santa Monica) introduced **Assembly Bill 1506** to repeal Costa-Hawkins. The landlord lobby, major donors in California politics, worked furiously to stop the bill from moving to the floor by pressuring elected officials to vote AB 1506 down. As hundreds of tenants from all over California looked on from the Capitol halls, the repeal died by just one vote in the Assembly Housing Committee.

Today, some of the same Wall Street landlords who snapped up foreclosed homes after 2008 are spending heavily to prevent Costa-Hawkins repeal from succeeding at the November 2018 ballot.

Tenants are fighting to make their voices heard, but we will only succeed when we organize together.

## WHAT CAN I DO TO FIGHT TO REPEAL COSTA-HAWKINS?

In 2018, Tenants Together has endorsed the Affordable Housing Act to repeal Costa Hawkins this November. Join us and make your voice heard.

## FACT VS. FICTION

Repealing Costa-Hawkins will not stop new construction.

Rent control does not stop new construction. A recent Haas Institute Report found that "the six cities that had rent control in the Bay Area actually produced more housing units per capita than cities without rent control."

Landlords will do just fine if Costa-Hawkins is repealed.

Rent control laws are required by the courts to allow landlords a fair rate of return.

Rent control is a proven way to stop rent gouging and displacement.

Over a dozen cities in California have these protections. Rent control works, and more cities are adopting it to address skyrocketing rents. In 2016 Mountain View, Richmond, and Santa Rosa passed new rent control measures [http://www.tenants-together.org/campaigns/repeal-costa-hawkins-rental-housing-act?link\\_id=1&can\\_id=4c894a5159f2180dc4105132a7a6a029&source=email-june-campaign-update-local-rent-control-initiatives-move-to-the-ballot&email\\_referrer=email\\_374753&email\\_subject=june-campaign-update-local-rent-control-initiatives-move-to-the-ballot](http://www.tenants-together.org/campaigns/repeal-costa-hawkins-rental-housing-act?link_id=1&can_id=4c894a5159f2180dc4105132a7a6a029&source=email-june-campaign-update-local-rent-control-initiatives-move-to-the-ballot&email_referrer=email_374753&email_subject=june-campaign-update-local-rent-control-initiatives-move-to-the-ballot)

# SMMRA ENCOURAGES SAN MARCOS TO CREATE AN "OFFICE OF THE MOBILEHOME OMBUDSMAN"

Taking a cue from the California Housing and Community Development agency, SMMRA presented the San Marcos City Council with a suggestion to establish an City Ombudsman

position to deal with disputes and violations of the MRL and the City's Rent stabilization Ordinance, as perceived by homeowners residing in the community's mobile home parks. While nearly everyone agrees that the problem of MRL enforcement would best be handled by the State, HCD does not yet have the authority (although AB 3066 might give that authority next year) to provide the needed enforcement. Relying upon the use of the courts for such enforcement is not practical for most homeowners, nor within their

financial capabilities, leaving violations and deviations from the intentions of the laws beyond any realistic hope for

fulfillment. The City is demonstrating their recognition that an ombudsman program could effect a fair solution to the dilemma faced by homeowners for many years, and can well be within the goals of the City to preserve the affordable housing provided in mobile and manufactured home living. Since the City licenses the park Owners or investors to operate and lease

the parks, they have a responsibility to ensure the fair treatment and preservation of the lifestyle of the residents.

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## New Listing Magazine Coming in September

Our plan is to begin publishing a new magazine, beginning September 2018. It will be titled: The Listing Magazine. There will be a North issue and a South issue. We expect the size of the Listing Magazine to be 12 pages. Display rates will be the same as the regional magazines now: \$400/full, \$250/half, \$150/quarter and \$100 eighth.

Our goal is to help homeowners who are selling by owner. So those folks will receive a 50% discount on the above rates. Both issues will contain listings on mobile/manufactured homes from all sources - brokers, realtors, etc. And homeowners. Things like address, broker name, sq ft, a photo of the home, price, age, etc. will be listed. It will include a directory/index by city and one by business name.

You can help. Send me the names of any local businesses that list mobilehomes in your area. I'll contact them to see if they would like to advertise.

Initially, we will print 3,000 copies for the North edition and 3,000 copies for the South edition. Our hope is this Listing Magazine will be distributed along with your Regional Magazine (1,500 for Sac/1500 for Vallejo/1000 for YMRA/1000 for NSDC/1000 for SGV). We know this will added burden on volunteers. So we will be paying 12 cents per magazine (\$360 for north and \$360 for south) to whoever helps out. It can go to an individual(s) or your regional group.

### QUESTION - WE NEED YOUR INPUT

We serve you. As a consequence, we need your input. Our questions have a YES or NO answer. You can call us with your answer at 818-886-6479, or you can email us at fawodley@yahoo.com. You do not have to give your name or any contact information. We just want your feedback. Just a simple YES or NO.

**Question: Would you like to receive a free magazine listing mobilehomes for sale in your area?**

**Question: Would you take advantage of our 50% offer if you were selling your home by owner?**

# GSMOL Regional Manufactured-home Owners Conferences Ontario and San Jose

August 2018

By Michelle Smith, President

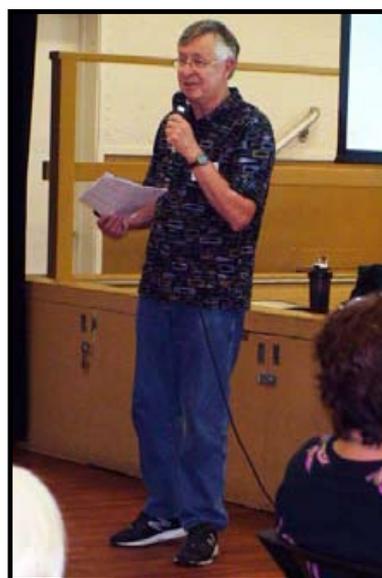
I can hardly describe my joy at how wonderful the Ontario and San Jose GSMOL Regional Conferences were. The experience was worth 20+ years of paid membership dues! The legislative advocate, Esperanza Ross, was full of good energy and enthusiastically told the audience in San Jose about efforts to get AB3066 moved through the Senate Judiciary Committee.

If passed, this 5 year pilot program means HCD (Housing and Community Development) would accept complaints from mobilehome owners/residents, then refer the most egregious Mobile Residency Laws (MRL-Civil Codes) violations to non-profit legal firms to pursue on behalf of MHResidents. All park residents will pay \$10 a year to support the program. AB3066, Mobile-home Residency Law Protection Act, will end in 2024. I'm sure you'll be hearing more about this over the next couple of months.

The Keynote Speakers in Ontario and San Jose included Senator Connie Leyva, Chair of the Manufactured Housing Committee and Assemblymember Freddie Rodriguez in Ontario. In San Jose, City Councilman Sergio Jimenez spoke. They are all dedicated state and city representatives, eager to support affordable housing and clearly see mobile home living as a critical component of housing.



GSMOL Regional Manager  
Martha O'Connell



GSMOL VP, Resident Owned  
Communities, Dave Loop



San Jose City Councilmember  
Sergio Jimenez

Dave Loop, our Resident Owned Community Vice President, shared valuable information that was well received and sparked lots of good comments and conversations. GSMOL's Corporate Counsel, Bruce Stanton, encouraged audience participation in his presentation on Mobile Residency Law, which really contributed to the participants level of learning about the MRL.



GSMOL Corporate Counsel, Bruce Stanton



GSMOL PAC Committee  
Chair, Henry Cleveland



GSMOL Treasurer, Shelly Parker

Both conferences had HCD representatives who shared vital information about changes in our homes that require permits. They brought handouts about the Mobilehome Assistance Center, and shared information about the Mobilehome Registration and Titling Fee and Tax Waiver program the State will continue to run through December, 2019. If you need help with MH registration, call HCD NOW!

The last speaker in Ontario was GSMOL member Don Hart. He shared a well-researched and insightful presentation about predatory park owners...the ones we all want to avoid! Most of GSMOL's new Board members attended in Ontario so we had the chance to meet each other in person and put faces to names. We also kicked off our "Pay off the Debt Campaign", after learning from our Treasurer, Shelly Parker, that GSMOL inherited \$50K of debt. At a local GSMOL Chapter meeting the night before the Ontario Conference, the President of the San Juan Capistrano GSMOL Chapter did some quick figuring and said, "If each member donated \$5, GSMOL can get out of debt!" We brought that sentiment to both Conferences and decided, WE CAN DO THIS.

If you wish to donate toward paying off GSMOL's debt, please make a note on your check:  
"Pay off the Debt Campaign"  
and mail it to the main office:

**GSMOL**  
**14802 Beach Boulevard**  
**La Mirada, CA 90638**

Thank you to everyone who contributed to the great success of both conferences. Onward and upward we go. Please join us at our next Regional Conference in San Luis Obispo on Saturday, August 18th.

Watch the website at [gsmol.org](http://gsmol.org)  
and email blasts for more information



CA Housing and Community Development, HCD  
Representative Henry Greene

## A CRY FOR HELP

SMMRA was conceived in 1992 to defend Homeowners from Park Owners who refuse to comply with the Mobile-home Residency Law, and led the charge in gaining passage of the e San Marcos Rent Stabilization Ordinance which has been successful over many years in keeping space rents affordable.

If we are not vigilant, we could lose this protection. SMMRA leads this effort and strives to see that it remains for the nearly 2,300 spaces in the City. If only half of that number saw fit to be members of SMMRA and contributed the very minor cost of \$10.00 per year, it would not be necessary to make an appeal for funding to cover our cost of operation.

SMMRA is humbly requesting that those who can spare a few dollars to help do their part in supporting the work and efforts of SMMRA, join with us in our most important work. First as a dues paying member, and if possible to

further contribute any amount from \$5.00 to \$100.00 to strengthen our quest for funding to preserve the affordable rents you are now enjoying. In addition, SMMRA willingly steps up and does its best to counter unreasonable and often illegal actions by park management and owners.

It takes money to fight those who have millions of our rent dollars (WMA and the investor/Park Owners), and to try and gain understanding and support of our City Council.

We incur costs for paper, ink, postage, P.O. Box rent, Web-hosting, Webmaster, Chamber of Commerce, printing, travel out of area, State Corporation filing fees, etc., etc.

Your SMMRA Board of Directors

Use the SMMRA membership form to identify yourself when submitting your donation and/or membership dues.

Thank you for your generosity and help.

## DEALING WITH CONTROVERSY,....MOBILEHOME OWNERS AND PARK OWNERS/INVESTORS by Lloyd Rochambeau, President , SMMRA

OVER FORTY YEARS IN ROTARY and trying to adhere to their sense of fair play and honesty, and living under the Four Way Test is still a big part of my way of operating. There may be some who will argue that point based upon my advocacy work on behalf of mobile and manufactured home owners.

Take a look at the test and refer to it as I try to explain how I see my actions when examined under the scope of the test.

### THE FOUR WAY TEST

Of all the things we think, say, or do

1. Is it the truth?
2. Is it fair to all concerned?
3. Will it build good will and better friendships?
4. Will it be beneficial to all concerned?

As for number 1., I always strive to be truthful based on the facts as I know or perceive them. But I can be wrong.

The same goes for number 2., Knowing that profit is the motivation for the Park Owner, I can agree that they have a right to a fair return on their investment. But

please note that I said a FAIR RETURN. Obviously there will usually be a sizeable disagreement on what is fair, so I will be forthright and firm in my opinions.

Now number 3. gets a little more difficult in these types of confrontations. I would much prefer all negotiations to be on a friendly basis and to be able to build on a good will basis, but it sometimes infuriating to deal with some Park Owners or Park Managers. I wish it were not so, but what is , is.

With number 4.,it is also more difficult. When it comes to violations of the MRL which is intended to protect resident rights, neither 3. nor 4. will always be possible. As for negotiations over rent increases, it could be very true. If the Park Owner feels the increase agreed upon is fair and the homeowners feel the same way, it could be acknowledged as beneficial to all concerned.

Thus, if the four way test was utilized by both parties, there would less animosity, arguments, lawsuits, and failures to maintain peace and satisfaction for both sides. The question is how can that be accomplished? IT WOULD BE GREAT IF BOTH PARTIES COULD AGREE TO AT LEAST TRY TO FOLLOW THE TEST.Lloyd Rochambeau, President , SMMRA

# *North County Mobilehome Digest*

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Frank A. Wodley, Editor/Publisher. *To God Be The Glory*

(818) 886-6479 / (800) 929-6061 E-MAIL: [fawodley@yahoo.com](mailto:fawodley@yahoo.com)

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[www.mobilehomemagazine.org](http://www.mobilehomemagazine.org)

- Mobilehome Magazine: 83 issues
- The Voice: 60 issues
- Regional Magazines: 21 issues

### VIEW AND DOWNLOAD

The nifty thing is that all magazines can be viewed, page by page, and even downloaded! - a page at a time or the whole magazine.

### INDEX OF ARTICLES

As you probably already know, most articles stay timely over the years. That being said, Mobilehome Magazine has created an index of all articles in both Mobilehome Magazine and The Voice. That's over 1,300 articles. The INDEX allows you can search Mobilehome Magazine and The Voice by subject.

Please note: The index is in M.S. Excel, so you must have Excel to view and search. The INDEX is available from Mobilehome Magazine. Just send \$5 to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313. Or you can use a credit card by calling Frank at 818-886-6479.

## No Free Lunch

Mobilehome Magazine has done its best to provide you and another 16,000 homeowners a no cost way to read what's happening in your community. Currently we publish five regional magazines for the mobilehome community.

### ADVERTISING

Businesses advertising in the magazine pay the bills, i.e. they make a free magazine possible. You can thank folks like Myron Hughes of Hughes West-Brook and Gerry Goodie of Goodie & Sons.

Businesses will continue to advertise if and only if you, our readers, call them when you have a need.

I personally have insurance through Hughes West-Brook and I'm very satisfied. Myron Hughes is a terrific guy and believe it or not, very knowledgeable about mobilehome issues. Call him and say Hi.

### OUR DREAM

Yes, just like Martin Luther King, we have a dream. It's a regional magazine serving mobilehome owners in all areas of California. Why not? No cost information!

Please know we are advocates before we are magazine publishers. We know you are better protected when you are connected with your local leaders. And we know the more you know, the better protected you are.

*Knowledge is Power!*

*Have a blessed August!*

W

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