YMRA

YUCAIPA MOBILEHOME RESIDENTS' ASSOCIATION

P.O. BOX 1052, YUCAIPA, CA 92399
PHONE (909)797-9732

# Welcome to the NEW YMRA Newsletter - MH Life Magazine.

## Our Next YMRA Open Monthly Meeting will be November 11, 2017

Oh, have a sense of humor!

There was this man that had a dog. He came home one day, and his dog was belly up with its legs sticking in the air. He wasn't sure if it was dead or not, so he took it to the vet. He told the vet of his problem, and the vet said that there was a sure-fire way to see if the dog is indeed dead.

He left the room and returned with a cat. He rubbed the cat in the dogs face, and after a while came to the conclusion that the dog was indeed dead.

The man was upset and asked the doctor how much he owed him. The doctor said, "$550" The man was stunned. He asked the doctor to explain and the doctor said, "Fifty for the visit, and $500 for the cat scan…"

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As you can see, we have designed our Newsletter to incorporate with our new publication, brought to you by Frank Wodley, publisher of Mobilehome/Manufactured Home or 'MH Life' magazine. We'd like to thank Frank for an opportunity to bring you our Newsletter in an even better form along with more information about what is taking place in the mobile home park community.

You'll still get the YMRA Newsletter and can even tear it off and stick it to your refrigerator to have a reminder about our next monthly meeting.

We'd like to start with a note to all of our park representatives. We would like to have been able to forewarn our delivery volunteers about this change, however, it was an opportunity that came to us quite suddenly and we hoped and felt you would understand. We realize that this magazine adds some bulk to Newsletter deliveries. If you feel this is too much to handle for delivery, we ask that you contact us and let us know. We'll send someone to make deliveries in your park, however, we will still need you to at least accompany them as we can only deliver this Newsletter/publication through a resident living in the park.

Our Newsletter along with this publication will bring you much more information than ever before. We are very happy and proud to be able to provide you with a quality publication at no cost to you.

We have additional opportunities: For those of you that feel you might know of a business that could benefit from advertising in this publication, you can receive $$$. Contact us for more information.

Also, because this publication is supported by advertisers (at no cost to you), we ask that you make a special point to patronize the businesses that offer their products and services in this magazine.

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We are planning a - Big Event - MOBILE HOME RESIDENTS' RIGHTS RALLY!!! to raise funds for legal costs! - To Speak out! - And to have fun!

On November 18th, 2017 from 1:00 to 3:00p.m. at the Yucaipa Community Park located at 34900 Oak Glen Rd., we will hold a rally for people to get together and show solidarity, to show that we can unite and that we are not going to sit around and let a bunch of greedy investors walk all over us.

We're going to raise money for the YMRA legal fund and we'll have a good time doing it. There will be music, opportunity drawings, people will share stories about what's going on, how people have been effected and what we need to do about it.

We've had a number of people come forward already, offering their support (financially and with their time and energy) to make this a successful event. Our thanks go out to all of you that have so far made this possible.

What we need now are more volunteers and people to help spread the word.

- You can write a letter to the editor of the News Mirror and make sure people in the community know about this.
- We have flyers that you can post in your parks, to businesses, local groups (American Legion, VFW, Elks, Moose lodges, local senior centers, etc.).

- Talk to your friends and neighbors, email or post on social media, etc. Be sure to tell the people you know, to pass the information on to the people that they know.
- We even need a couple of big guys willing to guard the donation boxes.
- We need people willing to speak and tell some stories about some of the things they've seen and how people have been impacted by these large rent increases. We know that many people have sold their homes and moved away, others have tried to sell and the park owners or managers have not approved buyers whereas after a number of attempts, end up selling to the park owner … at a big discount. We want people to come to this event and share those stories.
- We need people willing to give a ride (to and from the event), to those that might not have transportation.

If you can help or contribute in any way, please contact Ron Rush - Event Coordinator at 909-633-1702. Ron does not text, email or have voice mail set up, however, he is almost always near his phone. If you do not connect, please keep trying.

Beyond this rally, YMRA needs Newsletter/magazine delivery helpers. As you can see from this publication, our Newsletter has changed. We hope that all of our delivery people are ok with this and will continue to deliver, however, we want to make sure that we have all the coverage we need as well as all the support our delivery people could want. It is possible that the new magazine just might be a little much for some of our volunteers. We would like people to help the current delivery people (if the current delivery people let us know that they would like help), by assisting them in carrying/transporting the magazines to distribute throughout their parks.

Also, we could use help with a couple more 'bundle' delivery people. These are the people that would receive the magazine bundles (already bundled), that would need to be delivered to the various park reps, so they can, in turn, deliver to each of the homes within their parks. This would be delivering the bundles to approximate 5 to 8 parks.

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On another note, You might remember that last year, Barbara Delahoyde registered YMRA in the Christmas parade. She had created the invisible float, like in the story 'The Emperor's New Clothes', where the emperor really wasn't wearing any clothes, but everyone was told that he was, and only the people worthy of being in his presence could see them. So everyone acted like they could see clothes on the emperor because they didn't want to be seen as unworthy. Anyhow, that was Barbara's (invisible) float last year that she made for the YMRA entry in the Christmas parade … you had to be worthy to be able to see it, otherwise, it was invisible.

Barbara has offered to register us in the parade again this year and we'd like some volunteers that are willing to work with her. Now that should just be fun!

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As always, we are looking for some good, reliable, well adjusted, dependable people to join us on our YMRA Executive Board. Please contact us if you are interested.

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We have established a 'GoFundMe' account - Please visit our page at the address below https://www.gofundme.com/Devastated-Seniors-Against-Predators

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We invite you to send us your thoughts, comments & Newsletter ideas to: ts.ymra@gmail.com

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The YMRA website has been updated with much new information.

Visit the YMRA website at: www.ymra1.wordpress.com

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YMRA welcomes all new members. We thank our supporters for their generous donations and our volunteers that contribute so much to the YMRA organization.

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Come to our next open monthly meeting Saturday, November 11, 2017 from 10 -11am. Located at the Yucaipa Women's Club Building, 35215 Avenue A, Yucaipa, CA 92399

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To join YMRA or renew your membership, send $7.00 for each adult person in your home (good through June 30, 2018) along with a self addressed stamped envelope, or to donate any amount, simply fill out the coupon below, bring to monthly meeting or see your park representative or send to: YMRA, P.O. Box 1052, Yucaipa, CA 92399

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FRANK

# An update regarding the City of Yucaipa Moratorium on Special Rent Increase Applications and the Biennial Review of the Ordinance

By the time you read this, much may have already taken place. The Biennial Review of the Yucaipa Administrative Rules and Rent Stabilization Ordinance (the rent control ordinance 'Study Session'), had been scheduled for October 19th, 2017 at 10a.m. in the City of Yucaipa, Council Chambers.

To bring you an update, we needed to submit what information we had for this publication before the date of the Rent Review Commission Session to meet the printing deadline.

At the October 9, 2017 Yucaipa City Council meeting, YMRA along with many mobile home park residents, were successful in convincing the city council that a moratorium on accepting and processing Special Rent Increase applications until the Biennial Review of the Yucaipa Administration Rules and Rent Stabilization Ordinance was completed, was the right thing to do.

It was not easy and almost certainly would not have happened if it were not for the support from the mobile home park residents as well as our friends that do not even live in our area or in a mobile home park.

Paraphrasing: Yucaipa City Councilwoman Denise Allen … 'we've been through these biennial reviews before … they are usually fairly typical … this has a different feel. We have more citizens coming forward expressing their concerns …'

There was another council member that expressed that he felt a moratorium would not have any affect as far as bringing any protection to the Yucaipa mobile home park residents; as the biennial review of the ordinance has been done, basically the same with every cycle and nothing really changes. He did, however, give his support and cited that, this is what the mobile home park residents want.

Interestingly, however, Julie Paule, a well known Regional Representative for Orange County, Riverside and San Diego (and, no, that did not include San Bernardino County where the City of Yucaipa is located), from Western Manufactured Housing Communities Association (WMA), came all the way from, we believe, Temecula, to take 3 minutes (council time limit) to completely oppose the moratorium. For those of you that do not know her, we have found, (only our opinion) that when it comes to mobile home park residents, she is not on your side. Her rhetoric almost always includes intimidating talk and letters submitted to the various cities, citing that considering, usually any proposed change (that makes improvements on the park resident's behalf), will most likely result in serious litigation and numerous law suits.

As far as the moratorium goes, it was our intention to temporarily stop any Special Rent Increase and Capital Improvement applications from being accepted and processed by the city until the conclusion of the review of the Rent Stabilization Ordinance. Due to the fact that the ordinance is (or maybe now, was) in review, it stands to reason that there may be changes and different circumstances as well as new provisions.

Our understanding is that there were also submissions in opposition of the moratorium from Manufactured Housing Educational Trust 'MHET' as well as from the law firm and attorney that will most likely represent the next park that attempts a Special Rent Adjustment.

All things considered, with such strong opposition to just the moratorium (which by the way is basically only set for 90 days), this does clearly show that there will be much opposition to our requests for changes to the ordinance that have been a concern for all of us.

We had hoped for everyone's participation and support on this. We had made proposals that could impact ordinances throughout the state. Our opposition obviously did grasp this reality and no doubt fought vigorously with their best people.

The Yucaipa Rent Review Commission most likely made decisions, and possibly changes to the ordinance, right then and there during the 'Study Session'. The agenda packet was not currently available when we printed this update, and unfortunately, did not know what had been submitted by our opposition.

We will do our best to keep you updated as we learn more.

Tony Slaick - Chairman YMRA

Yucaipa Mobilehome Residents' Association

# *MH Life Magazine*, The Voice of *Mobilehome Owners Network* (www.mhonet.org)

**Serving California's Mobile & Manufactured Housing Communities**

**Published By *Mobilehome Magazine***

**P.O. Box 3774, Chatsworth, CA 91313**

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

**(818) 886-6479 / (800) 929-6061**

**Website: www.mobilehomemagazine.org / E-mail: fawodley@ yahoo.com**

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## Fires in Northern California

Our thoughts and prayers go out to all those who have been effected by the horrific fires in Northern California. We have friends in Calistoga, Napa, Santa Rosa and surrounding areas. We have delivered magazines at the Journey's End Mobile Home Park which was so devistated.

We recall the tragic fires in 2008 that essentially wiped-out a 600 space park, Oakridge MHP, in sylmar. In fact, we attended two hearings by the Senate Select Committee on Manufactured Home Communities and were given a tour of the devistation. TRAGIC!

## Rent Stabilization For Los Angeles? (6-8)

We applaud the efforts of Ken Meng (See December 2015 MH Life) and his family. They have been literally fighting their park owner for several years. Although English is not Ken's first language, he has organized his park, formed a resident group (MRA1441), built a website (http://www.mra1441.org/), held demonstrations (see January 2016, pages 6-7 - Retalitory Eviction in Rowland Heights by Sam Meng), and has made good progress towards the resolution of many of the issues in his park.

Although MRA1441 was not initially focused on rent control, Supervisor Janice Hahn of L.A. County felt residents like those in Rowland Heights Mobile Home Estaes needed more protections. The next hearing will be held on October 17, 2017 at which time a motion to reinstate a RSO in the unincorporated areas of L.A. County will be introduced (page 5 this issue).

## Divisiveness & Censorship (9)

Disiviveness and censorship hurt us all. A good example is our federal government in Washington D.C. All mobilehome owners need a source of good information. This keeps them informed and feeling a part of our mobilehome community. So please, let's all work toward bring information to those that are not now receiving MH Life Magazine.

## Park Owners & Park Managers

We have always promoted good relations between residents, park owners and managers. We have come to realize everyone needs good information about their rights and responsibilities. To that end, we are offering park owners and managers a FREE subscription to MH Life Magazine. Perhaps this will help bridge the gap we see in many mobilehome parks. Interested? Just call Frank at 818-886-6479 or email him at fawodley@yahoo.com. Your magazines will be delivered via USPS.

## AB1269 Protection Act (10-11)

The Community has been excited at the possibility of finally getting a viable means to enforce the Mobilehome Residency Law. Unfortunately, some last minute changes to the law have us questioning the benefit to residents. See our concerns on page 8. Update: Brown Vetos AB1269.

## YMRA / Lessons Learned (12-13)

We at Mobilehome Magazine are working with the Yucaipa Mobilehome Residents Association to bring their community a YMRA Magazine, starting with November. We hope their readers will enjoy and learn from it.

Finally we have learned some lessons from the tragety in Puerto Rico, namely that a state-wide group should not be the first choice for help, help should come from local / regional advocates.

# BIG NEWS!! Rent Stabilization May Come Back To L.A. County

Los Angeles has a Rent Stabilization Ordinance (RSO) that covers the 6,600 mobile/manufactured homes located in the City of Los Angeles; however there are another 41,400 who live in the County of Los Angeles without rent protections.

Our good friends, the Ken Meng family, live in the County of L.A., so they are not covered by a RSO. Their group, MRA (Mobilehome Residents Association)1441, has been concerned about several issues, including high rents.

In November 2016 (pages 14-15), Sam Meng wrote an article titled: Redressing Grievances Through a Conditional Use Permit (CUP) Hearing. Anyone interested should read Sam's article.

The latest in this series of events was a formal hearing before the County Board of Supervisors on September 26, 2017. A transcript of the meeting and video may be viewed at **http://lacounty.granicus.com/MediaPlayer.php?view_id=1&clip_id=4463**.

Here is an excerpt of the response of Janice Hahn, L.A. County Supervisor, to the many residents who testified:

*I want to offer my office's assistance in facilitating better communication between the mobile-home management and the residents, many of whom, as we saw today, English is not their first language. And who was not compelled by Tom (Meng) this morning? This is our -- the generation of young people. He's being home schooled, and he depends on the internet for his education and his intellectual curiosity. And it seems to me slow internet is something that we could figure out and the owners of this mobile home park could really figure out to do a better way to provide faster internet for all the residents. But I don't know how you're not compelled by Tom.*

*That is a real issue in our unincorporated county area. I understand that we don't have rent control for mobile home parks currently in L.A. County, but they're a unique kind of housing that I think require additional regulation. One time we did have an ordinance on the books that governed mobile home parks in unincorporated county which included a way to address the rent increases. But that ordinance sunsetted in 1995 and **I will be introducing a motion, not today but in the near future, to reinstate that**, and I hope to have my colleagues' support to do that. [Applause] all in all, colleagues, I believe that more time is needed to examine many of these issues that were brought up today to ensure that the concerns expressed by the residents today are adequately addressed.*

*I've heard that some of the things are not within the county purview, but that has never stopped me before. And I just feel like there is an opportunity to resolve some of these issues so that the quality of life of these residents in this mobile home park could be improved and, long term, give these residents the peace of mind that they deserve. Therefore, I will be continuing this item to October 17th. I am not ready today to deny the appeal or to approve this CUP. Thank you very much.*

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Editor's Note: This story has taken several years and it is still not concluded. Sam Meng wrote his first article (MH Life January 2016, pages 6-7). We applaud the efforts of Ken Meng and his family. He has showed the determination and skill to see this protracted effort through to the end. Although rent control wasn't the main focus of his challenge, it and other grievances are being heard.

This is a prime example what can be accomplished by one person. The efforts of one family may provide rent stabilization for 41,000 other families! That is simply remarkable! Good Job! See you at the October 17th hearing in L.A.

A press conference held on October 3rd at Rowland Heights Mobile Estates to share the outcome of the September 26th Hearing.

On October 17, 2017 Supervisors Janice Hahn and Sheila Kuchl will introduce a 'Report on Mobile Home Park Rent Control Ordinance'. We've reproduced this report on page 6 of this magazine.

We at MH Life Magazine support the efforts of all involved to reinstitute a RSO for Los Angeles County. Good job all.

# Letter of Support For MRA 1441 by Frank Wodley

Reinstituting a Rent Stabilization Ordinance for L.A. County mobilehome residents is critical. Without it, many manufactured/mobile home owners will continue to lose their homes. Since 1995, when the County lost their RSO, we estimate hundreds have been forced to walk away from their homes because of excessively high rents (up to $1,500+). Let me remind you, often mobilehome owners have a mortgage payment on their home, as well as a rent payment on the space the occupy. Many mobilehome owners are seniors living on fixed incomes, folks who can least afford ever increasing rents. If they lose their homes, they could very well become homeless. Our hope is L.A. County will intervene and provide all mobilehome owners in the County some rent protection.

## L.A. City Has a Rent Stabilization Ordinance

I live in Chatsworth MHP in Chatsworth. Fortunately, my park is one of about 66 in Los Angeles that are covered by an Ordinance. The City Ordinance offers some protection to residents by limiting rent increases. Increases are based on the yearly CPI. Park owners receive an automatic 3% rent increase every year, even when the CPI is less than 3%.

## Residents Homes Devalue With Every Rent Increase

One huge factor often overlooked when considering the effect of rent increases on mobilehome owners is the fact that rent increases decrease a home's value. Some have estimated for every $10 a rent increases, the value of the home decreases $1000. So rent increases have huge impacts – not only the outlay of extra money each month for rent, but the decreased value of resident's homes.

## What Is The Impact of a County-Wide RSO?

So how many mobilehome owners would be affected by a county-wide Rent Stabilization Ordinance? There are approximately 48,000 mobilehome spaces in Los Angeles County. 6,600 are located in the City of Los Angeles; therefore approximately 41,400 mobilehome owners would be positively impacted by a county wide Ordinance.

## Is an Ordinance Necessary?

Is an Ordinance really necessary? You bet it is. Take the case of two parks in Woosley Canyon that are less than 5 miles from my park in Chatsworth. Space rents are nominally over $1,500/month and as a consequence many have already walked away from their homes. This unfairly enriches park owners, at the cost of those who can least afford to lose their homes. By the way, rents at Chatsworth MHP average approximately 50% of those in Mountain View or Summit – approximately $750/month.

## A One-Two-Three Punch – A Knock out Punch Put Residents Down

Rent increase are not the only challenge park residents face. Some must contend with an unscrupulous park owner, an owner who routinely breaks the law for financial benefits. You may ask how can this be? We have laws don't we?

It is simply. Park owners and resident advocates have long known that there is no viable enforcement of the MRL. Mobilehome owners have always been responsible to enforce the law (Mobilehome Residency Law), yet few do so because of the high cost of legal help, few attorneys and judges really understand mobilehome law, and seniors don't have the time for protracted litigation. Instead, they simply keep silent and do not challenge the illegal acts of their park owners.

Also, many are faced with interference from the park when they go to sell their home. This is a serious, widespread issue. Another problem area is when the owner of a home dies, leaving the home to his/her heirs. More often than not, heirs are helpless against the park because they have no idea how parks operate.

## L.A. Mobile Home Park Task Force (LAMHPTF)

The LAMHPTF is a bad joke. It does not protect mobilehome owners living in Los Angeles. It is a political ploy to give the impression mobilehome owners are protected.

## In Summary

Park owners in California hold considerable advantages over their residents. Most can increase space rents at will, which is a huge burden on California residents who can least afford these increases. Increases lead to property devaluation, often times sucking all the equity from a property.

Park owners can break the law, at will, since there is no viable way for residents to enforce the Mobilehome Residency Law. Residents also face challenges at time of sale or when homeowners die.

And park owners have a strong advocate (Western Manufactured Housing Communities Association – WMA).

One might say, well residents are protected by their representation in the L.A. City Mobile Home Park Task Force; however, the facts do not support this perception.

# Report on Mobile Home Park Rent Control Ordinance

**Motion by Supervisors Janice Hahn and Sheila Kuehl**
**October 17, 2017**

A growing shortage of housing units continues to result in a critically low vacancy rate, and rapidly rising and exorbitant rents exploiting this shortage continue to cause serious housing problems affecting a substantial portion of residents of the unincorporated area of the Los Angeles County. Such conditions endanger the public health, safety and welfare of the County and its residents. Especially problematic,however, is the issue of low vacancy rates and rapidly rising and exorbitant rents in mobile home parks.

The term "mobile home" can be misleading. As a practical matter, mobile homes are largely immobile because the cost of moving a mobile home can be a substantial fraction of the value of the mobile home itself. Mobile homes are generally placed permanently in parks. A mobile home owner usually rents a plot of land from the owner of a mobile home park. In return, the park owner provides private roads within the park, common facilities and usually utilities. The mobile home owner often invests in park specific improvements such as a driveways, steps, walkways, porches, or landscaping.

As such, unlike a usual tenant, a mobile home owner generally makes a substantial investment in the mobile home and its accessories. When a mobile home owner wants to move, the mobile home is usually sold in its place, and the buyer continues to rent the space from the park owner on which the mobile home is located.

In addition, mobile homes are usually occupied by senior citizens and persons of fixed, low, or moderate income upon whom extreme rent adjustments fall with exacting harshness. A mobile home's immobility, a mobile home owner's investments, and restriction on mobile home spaces, sometimes lead to what has been perceived as an economic imbalance of power in mobile home park owners' favor, leading many California cities and counties to adopt mobile home rent control ordinances.

Because of the high cost of moving these mobile dwelling units, potential for damage resulting, the requirements relating to the installation of mobile homes (including permits, landscaping, and site preparation), the lack of alternative home sites for mobile dwelling units, and the substantial investment of mobile home owners in such homes, the Board of Supervisors finds and declares it necessary to protect the owners and occupiers of mobile homes from unreasonable rents and to enable mobile home owners to preserve their equity in their mobile homes while recognizing the need for mobile home owners to receive a fair and just return on their investments and rent increases sufficient to cover their increased costs.

WE, THEREFORE, MOVE that the Board of Supervisors direct the relevant County departments to report back in writing within 60 days as follows:

Direct the Director of the Department of Regional Planning, in consultation with County Counsel and other relevant departments, to research the feasibility of a proposed ordinance that would protect the owners and residents of mobile homes from unreasonable space rental adjustments while recognizing and providing guidelines to park owners to obtain a just and reasonable return on their property. The report back, at minimum, shall address the following seven issues:

1. Placing a cap on the amount by which a mobile home park owner can increase the rent for a mobile home park space in a given year; and

2. Protecting against elimination or reduction in services or maintenance by requiring a reduction in rent for a mobile home park space; and

3. Prohibiting a park owner or manager from requiring any mobile home owner or prospective mobile home owner to sign a rental agreement with a term in excess of 12 months as a condition to residence in a mobile home park; and

4. Providing a remedy to mobile home park owners if they believe that they are not receiving a fair rate of return on their property; and

5. Requiring mobile home park owners to complete an annual report providing information about occupancy, rental rates, and uses of the mobile home parks; and

6. Requiring that mobile home park owners post the provisions of the proposed ordinance in the rental offices of the mobile home parks and include the material terms of the ordinance in all rental agreements in the language in which the rental agreement is negotiated; and

7. Developing an education and outreach program regarding the proposed ordinance for mobile home park owners and tenants.

# Divisiveness & Censorship Destroys Unity

Strength in Numbers isn't just a saying, it is the foundation upon which any strong advocacy is built. There are 452,500 mobilehome spaces in California (according to the WMA). However, fewer than 5% of MH owners belong to an advocacy group. That's one out of every 20. This leaves MH owners more vulnerable than ever!

Just think how strong we could be, if even just 10% joined. That would equal a united group of 45,250 and would provide resources ($1,131,000) critical for advocates to function. But alas, there are those that work against the very aspect that is so important, namely **UNITY**.

## Divisiveness Destroys Unity

We expect some park owners and managers to work against those advocating for MH owners rights. But we don't expect advocates to be divisive. It destroys unity. Ever since we formed COMO-CAL in 2004, one group has been trying to vilify, isolate and minimise us. Their goal is to be king of the hill, no matter the cost (no unity, no teamwork, poor use of resources, bad choices, etc).

## Censorship

Mobilehome owners have the right to pertinent information concerning mobilehome issues and MH Life Magazine provides that in an accurate, unbiased way. Many try to interfere with this right, including park owners, park managers, HOA leaders and state advocates. Here are some examples of such censorship:

## Examples of Censorship

1. Often a Home Owners Association will decide what's best for the residents of their park. Several have decided to not allow MH Life Magazine. We'd ask: "who are they to decide for the park residents?"
2. Several years ago the manager (Star Management) of Indian Hills MHP in Chatsworth offered to deliver MH Life Magazine. In reality, the magazines ended up in the garbage!
3. Lately, Indian Hills residents were receiving the magazine until management said we could no longer distribute it. Our friend, Marion Stevson, a resident in the park, emailed Star Management asking why. Of course, Marion never received an answer.
4. Resident leaders, aligned with one organization, tend not to be open to information from other sources.
5. Many park owners fear the information we provide:

   (a) We alerted our park manager that we might be starting a park newsletter. Some days later, she said the park owner wanted to see a copy before we distributed it. Of course, we refused because the law states we are allowed to the distribute or circulate information. We consider the park owners request an interference.

   (b) Recently, two 40 pound boxes of the October issue of MH Life Magazine were taken from a residents porch. They were later found in the park dumpster located next to the office. You draw your own conclusions.

## What's Wrong With This Picture?

Our suggestion - let's all work together and share. Only then will we truly be strong. The "It's Mine" attitude only defeats our goal, even before we get started.

## Our Suggestions

We can all learn from each other and any organization working for the greater good of MH owners should be welcomed. Unfortunately here in California this is not the case.

It is time for you to take control of your destiny and it takes very, very little time and effort. These are our suggestions:

- Join us. The cost is only $1.67 per month. You receive our FAQ Handbook ($5), a monthly magazine ($20), access to our Help Line ($15), and the peace of mind knowing we're working hard to protect your rights and investment. (Total benefits over $40).
- Help us find someone in your park willing to distribute MH Life Magazine. We will provide you enough copies for your whole park, all at no charge.
- Support the businesses that advertise in MH Life Magazine. They make the free magazine possible.
- Send us a donation. Sufficient donations will allow us to hire an attorney and confront illegal actions.
- Help us find advertising. When you do, you are helping us help you. We will pay a 15% commission.
- Form a Home Owners Association (HOA) in your park. We will help. It only takes three residents!
- If your area does not have a 'regional group' then help form one. We will provide a magazine, free of charge, you can use as your region newsletter.
- Don't give away your power. Only you can make decisions that are best for you.
- Take pride in being active. You are part of the solution rather than part of the problem.

MH Life Magazine will continue to promote unity among advocates. We hope the MH Community will support our efforts, and not support those who would divide us. Remember, Strength in Numbers!

# AB1269 - The Mobilehome Residents and Seniors Protection Act

If you have been reading MH Life Magazine over the years, you will know our position, i.e. we believe it extremely critical to have a viable means to enforce the Civil Code (the Mobilehome Residency Law). We believe laws without enforcement are not worth the paper they're written on.

Remember, the previous means to enforce the MRL was to hire an attorney and go to court. It is no secret! Advocates have known for over 30 years this doesn't work. Why not? Because most mobilehome owners don't have the financial resources to hire an attorney (rates start around $150/hour), there are very few qualified attorneys (few understand the MRL), judges don't understand the law, seniors don't have the time for a protracted litigation, etc.

## Some Facts About AB1269

As you know, any legislation introduced in Sacramento often gets changed or watered-down by the opposition (WMA in our case). The premise of AB1269 is terrific - a viable means to enforce the MRL.

Every mobilehome owner should ask themselves: Does AB1269 really provide me the protections necessary to enforce the Mobilehome Residency Law?

Although we have supported AB1269 ever since learning about it (GSMOL shared nothing with us), we are concerned about a few facts:

1. AB1269 is a 5 year pilot program, set to expire 1/1/2023.
2. AB1269 was significantly changed during its last days in the Senate. The mandated fee for all California mobilehome owners was doubled, from $5 to $10 and the time line considerably changed.
3. AB1269 allows DFEH to annually (2018 - 2022) assess upon the management of a mobilehome park and collect a registration fee of $10.00 for each mobilehome lot in the park that is subject to the MRL. Yet the service, i.e. handling resident complaints, will only last 2.5 years.

## What Does This Mean?

- First of all, it is not a permanent solution to the enforcement issue. It is an experiment. Will it continue after 2023? Or end?
- Secondly, Although mobilehome owners pay $10 for 5 years (a total of $50), they can only use the program for 2.5 years - from 7/1/2020 through 1/1/2023.
- Assuming a total of 452,500 mobilehome owners in California, the DFEH will raise $4,525,000 per year or a total of $22,625,000 over the 5 year life of the program. This means you, I and the other 452,498 mobilehome owners will fund the program $9,050,000 for each of the 2.5 years. That's a HUGE AMOUNT.

## Hold Their Feet To The Fire

If Governor Brown signs AB1269, our hope is that mobilehome owners will finally have a viable form of enforcement of the MRL. We feel the DFEH is a good choice to administer the program; however, no one will actually know if the program works until about 12/2022 or 1.5 years into the program.

We are concerned that the $9 million per year will be used appropriately, so we suggest the mobilehome Community closely watch the finances of the program - revenue and expenditures. We will be watching with great interest also.

## Opinion of Washington Advocates

We've recently talked with the two advocacy groups in Washington State and asked them how their Dispute Resolution Program was working. One rated it 5 out of 10, the other said it's better now that program staff are traveling around the state explaining the program to residents.

We also tried, unsuccessfully, to learn the financials of the program - revenue and cost.

The program is conducted through the Office of State Attorney General. We assume only a few staff have been hired. Also Washington State has only about 75,000 spaces or about 17% of California.

## In Our Opinion

Mobilehome owners have never had a viable means to enforce the MRL. In 1987 when the issue of enforcement was the topic for a Senate Select Committee hearing, GSMOL was in a perfect position to author some legislation; however, it dropped the ball. Finally, 30 years later, it has authored AB1269, legislation which, as it stands, will begin helping mobilehome owners two years from now, and will only last for two and a half years. Hardly what we need. And the $9 million price tag per year is ridiculous! Next time, we hope GSMOL will consult all advocates before pushing forward on something on their own. Everyone worked together in 2009 with GSMOL's Christine Minnehan, and that precedent should continue today and into the future.

## Waiting for Governor Brown

AB1269 has passed the Assembly and the Senate and is before Governor Brown. We just discovered that Govenor Brown has vetoed AB1269. See Update Page 11.

# Governor Brown Vetoes AB1269 - Time For A Change!

We just sent out an email to all GSMOL leaders and others around the state as follows: *"See below where we've published the text of the Brown Veto). In our opinion, HCD is NOT the agency that should oversee enforcement of the MRL. Apparently Governor Brown has been swayed by the WMA - the park owners group. Now what? Let's work together, have a pow-wow and hire an attorney to provide some enforcement on our own until an appropriate law is passed."*

## The Opinion of MH Life & MHONET

GSMOL has known for years we are a serious supporter a viable means of enforcement, after all that's the reason why we formed and ran the Coalition of Mobilehome Owners - California (COMO-CAL). To that end, we've supported GSMOL's attempt at a bill to enforce the Mobilehome Residency Law, i.e. AB1269. Unfortunately, it has failed leaving 452,500 mobilehome owners vulnerable. How many more years will pass without a viable means of enforcement?

## Our Challenge to GSMOL

Last month, we offered a challenge to GSMOL's new leadership (March 2018 election). Among the many benefits:

*The Plan provides for an attorney. All regions would contribute, based on their membership, and could use his/her services.*

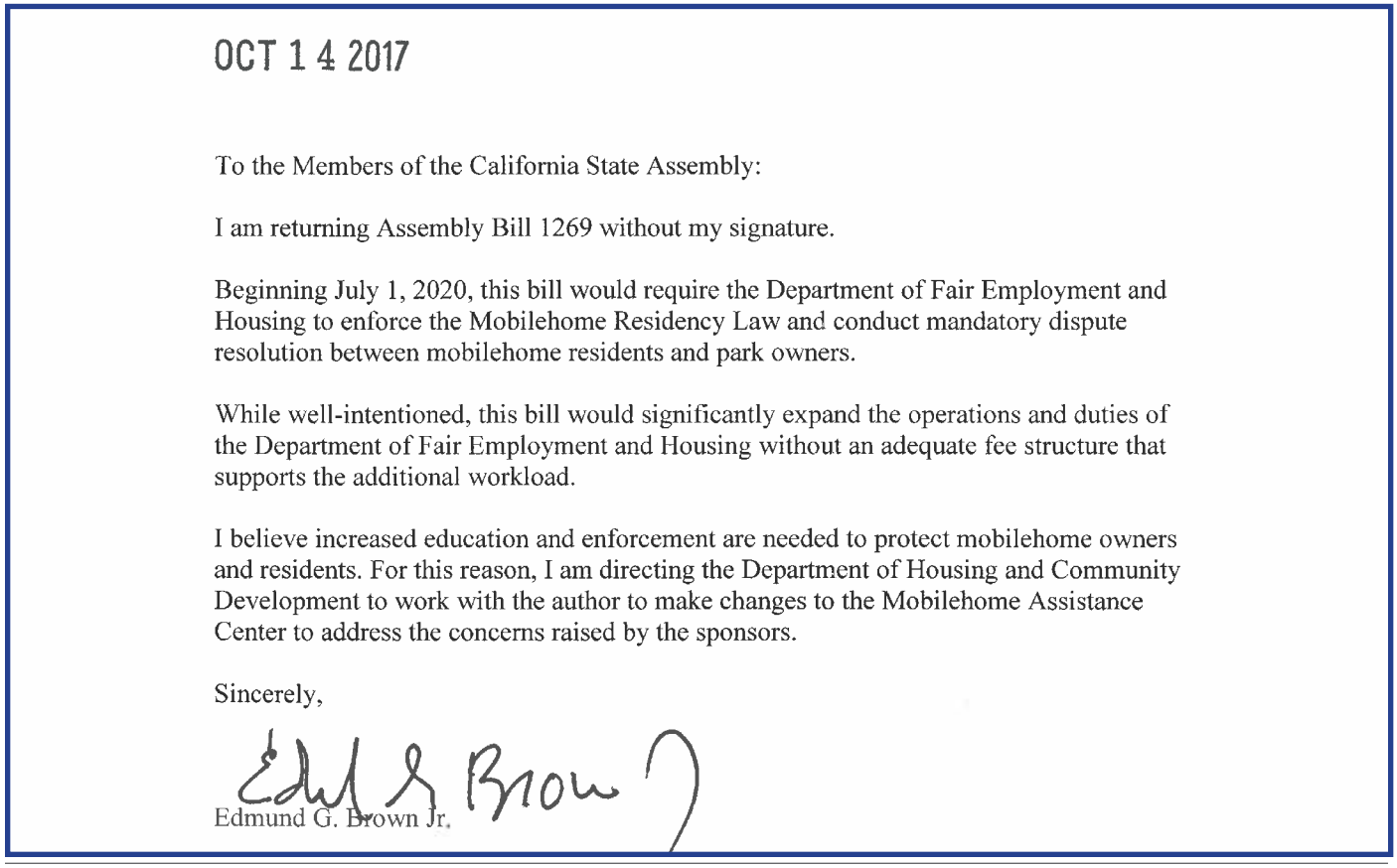
## So What Does This Mean

As soon as GSMOL leaders get on-board with our regional group plan, there will be resources available to hire an attorney and provide residents some enforcement, i.e. protection of their rights. How so? Because the plan eliminates the expenses of an office, office staff and associated expenses, and it eliminates the expense of GSMOL's California. Remember, we have pledged to provide all advocates a 16 page, full color magazine at no cost, just like we're doing in Yucaipa.

## Our Suggestion

This is something all our readers and all mobilehome owners should care about. It would mean your advocates could finally provide you legal services to challenge those illegal acts by park owners and park managers.

We ask everyone to write letters to GSMOL's President, Jean Crowder, at 1500 Villa Ave, # 133, Clovis, CA 93612. Send us a copy (Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313). Tell Jean you want GSMOL leaders to stop this foolishness and work with Mobilehome Magazine and other advocates for the greater good of all. Teamwork means success. Divisiveness means failure! It's time for us to succeed! Let's not wait another day.



OCT 1 4 2017

To the Members of the California State Assembly:

I am returning Assembly Bill 1269 without my signature.

Beginning July 1, 2020, this bill would require the Department of Fair Employment and Housing to enforce the Mobilehome Residency Law and conduct mandatory dispute resolution between mobilehome residents and park owners.

While well-intentioned, this bill would significantly expand the operations and duties of the Department of Fair Employment and Housing without an adequate fee structure that supports the additional workload.

I believe increased education and enforcement are needed to protect mobilehome owners and residents. For this reason, I am directing the Department of Housing and Community Development to work with the author to make changes to the Mobilehome Assistance Center to address the concerns raised by the sponsors.

Sincerely,

Edmund G. Brown Jr.

# Lessons Learned From The Tragedy in Puerto Rico

Recently we watched a news segment about the tragic suffering of U.S. Citizens in Puerto Rico after hurricane Maria. After 9 long days, our government was asking: how can we best provide assistance to those we serve?

In fact, Fran Townsend, the former Homeland Security Advisor to United States President George W. Bush and a TV personality, suggested: The Federal Government is not equipped to be the first responder, it's never going to be, right? ***The first responder is the person in your local community.***

We as advocates can learn from this. Essentially, a state-wide organization is never going to be the one resolving park or local issues, that should be the responsibility of local leaders.

## How Best Can Advocates Serve

In the past, local and regional advocates promoted membership in one state-wide group. While regional and local leaders were doing all the recruiting, the state-wide group sat back and pretty much decided how the money would be used. Local and regional groups seldom received any financial or legal help (refer to August 2015 MH Life article by Frankie Bruce). And unfortunately there was little transparency, i.e. members didn't know where the money was going and there was little accountability.

## Empowering Local and Regional Leaders

Most of the 'action' takes place in local parks and regions. So doesn't it make sense that resources should remain in an area and available local/regional leaders? We say it is a no brainer. We believe local/regional leaders should run the show, continue to recruit members, and be solely responsible to determine who to spend their resources.

## What About a State- Lobbyist and Attorney?

The answer is simple. Each region (there are at least 10 across the state) would contribute a percentage of their revenue to fund a lobbyist and an attorney.

The salary of our current lobbyist is about $60,000/year, so split that cost among regions. Let's say the total membership in all regions is 10,000. Each region would pay based on their membership. For example, if a region has 500 members ($12,500 total revenue), they would pay 5% (500/10,000) of $60,000 or $3,000. The same formula would apply to hiring an attorney - let's assume $100,000/year. Each region would pay their fair share based on membership.

## So does it work?

Yes. Let's assume 10,000 total membership between all groups. Take a look at the table below:

| # Members | $ Lobbyist | $ Attorney | $ Remain |
|---|---|---|---|
| 500 | $3,000 | $5,000 | $4,500 |
| 1,000 | $6,000 | $10,000 | $9,000 |
| 2,000 | $12,000 | $20,000 | $18,000 |

Essentially for every $25 collected, $9 goes to pay for a lobbyist, $10 pays for an attorney, with $6 left. The biggest expenses are paid, since their newsletter is provided FREE by Mobilehome Magazine.

## Additional Revenue

Many HOAs across California have a newsletter that generates advertising revenue. Mobilehome Magazine can provide low cost printing, meaning greater profits.

Also MH Life Magazine will donate a portion of profits to any group that supports it.

## Is This A Better Mouse Trap

You bet it is. This 'plan' provides an attorney to all participating groups. It's leaner and meaner than the present organization. It eliminates hundreds of thousands of dollars of waste.

# Renewals for 2018

A note to all our members. Remember, your membership expires on 12/31/2017. Because we're offering more and costs are increasing, membership for 2018 will be $25. Membership guarantees you a monthly magazine, access to our Help Line, and a copy of our INDEX OF ARTICLES.

New members also pay $25; however, they receive our 36 page Frequently Asked Questions and Answers Handbook instead of the INDEX OF ARTICLES.

If you do not already have a copy of our Handbook and would also like a copy of the INDEX, please send $30.

There are several ways to renew:

a. Make out your check for $25 to Mobilehome Magazine and send to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313.

b. You can use a credit card: call us at 818-886-6479 with your information and we will sign you up. Or you can pay via PayPal. Send your $25 to fawodley@yahoo.com. It's that easy. We will immediately send the INDEX if you are renewing or a Handbook, welcome letter and membership number if you are a new member.

# Yucaipa Mobilehome Resident's Association (YMRA) Working With MH Life Magazine

We are excited to announce Yucaipa Mobilehome Residents Association (YMRA) and MobilehomeMagazine, publisher of MH Life are working together. Mobilehome Magazine will publish and print the YMRA Maagazine, and will deliver 3,500 copies to YMRA for distribution. All at no charge to the YMRA group. Of course, YMRA may change the name of the magazine and provide most of the content. Our goal is the magazine is their magazine, a regional magazine.

In their first magazine, YMRA is supplying pages 1,2 and 4. Mobilehome Magazine is supplying the balance.

Mobilehome Magazine, in turn, will support YMRA, perhaps giving them donations as the magazine becomes profitable. We view this as a win-win for both of us.

## Our Publishing Expertise / Their Content

We have been publishing MH Life and The Voice for 13 years, so we are comfortable offering our services to any regional group in California. And they can suppliment their dues by helping to acquire more advertising. We will pay a 20% commission to anyone that provides us with advertising.

## Tony Slaick, Chairman of YMRA

We want to send a big Thank You to Tony Slaick, Chairman YMRA. Not only is Tony doing a terrific job as Chairman of YMRA, but he is open to trying new things, unlike his predicesor Len Tyler. Tony and Frank Wodley have sent many emails back and forth and have had discussions by phone. We are both excited about our joint effort and will be reporting on it via MH Life Magazine as time goes by.

## Example For Other Groups

We hope our joint effort becomes a fine example what can be accomplished when folks are open to new ideas and work together toward a common goal. As explained in the article below, Mobilehome Magazine is anxious to work with other groups around California to produce 'Regional Magazines,' i.e. the voice of local/regional groups.

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# Benefits of Membership / The Mobilehome Owners Network

We provide you value: 14 issues of MH Life ($17.50), a Handbook or Index ($5), Help Line ($10+), Working for you ($10+). That's a $40+ value for just $25. A bargain!

### Immediate Benefits

- Monthly issue of MH Life Magazine, beginning November 2017 thru 12/31/2018
- Access to Help Line (818-886-6479 / 800-929-6061
- Knowledge we are working to protect your rights.
- Receive a 36 page Frequently Asked Questions and Answers Handbook. It is a must-have for all residents (must have 20 members in your park).
- Or a 30 page INDEX of articles from The Voice (2005-2011) and Mobilehome Magazine (2011-2018
- We offer a 90 day full money back guarantee.

### Your Concerns

Question: Is my information kept confidential? Absolutely.

Question: I'm reluctant to provide my phone number. Answer: Don't be. We will not call unless it is an emergency.

At least do your part and send us a donation.

### Our Goals

- To offer you a low cost way to protect your rights.
- To UNITE mobilehome owners
- To get everyone working together & more efficiently
- To provide you a viable means to enforce the laws already on the books (MRL).
- To challenge park owners and managers who are violating the law.
- To donate profits from Mobilehome Magazine to your community.
- To better serve you by offering much more than just advocacy.
- To provide resources to those who support us.
- To provide you money saving suggestions you can use to improve your financial situation and diminish some of your stress.In the future, to provide you more suggestions to save money and improve your lifestyle.

## *The Network (MHONET) Membership Application*

NAME:_____ Date:_____

MAILING ADDRESS:_____E-MAIL:_____

SPACE #:_____CITY:_____ ZIP:_____

PHONE #:_____PARK NAME:_____

____ Network Membership (expires 12/31/2018). ($25) $_____

____ Membership includes one free: ____FAQ Handbook or ____INDEX

____ Legal Fund (We need your support to hire an attorney) $_____

____ I believe in the cause and your good work. I want to donate. $_____

____ I will help out. ____ I will deliver magazines. ____ I will get members.

Make Checks Payable to: **Mobilehome Magazine**

MAIL TO: Mobilehome Magazine, P.O. BOX 3774 , Chatsworth, CA. 91313 11/2017

Questions: 818-886-6479/800-929/6061. www.mhonet.org fawodley@yahoo.com

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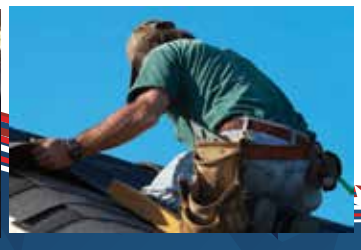

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