



# *THE VOICE*

COALITION OF MOBILEHOME OWNERS

MAY 2008 VOLUME 4 ISSUE 5

## **Why Voters Should Oppose Proposition 98 and Support Proposition 99** **(information from the League of California Cities)**

### **No on Prop. 98 - The Hidden Agendas Scheme**

Wealthy apartment and mobile home park owners are spending millions on a deceptive campaign to pass Prop. 98 for their own financial gain. These landlords want voters to believe that Prop. 98 - dubbed the Hidden Agendas Scheme - is about eminent domain. But their hidden agenda is to eliminate rent control so they can make hundreds of millions of dollars by raising rents on seniors and working families. To make matters worse, the measure also contains poorly drafted provisions that could stop future water projects, destroy local land-use planning and erode environmental protections. A broad coalition of groups including AARP, California Chamber of Commerce, League of Women Voters of California, California Police Chiefs Association, Association of California Water Agencies, National Wildlife Federation, and hundreds of other organizations who don't normally agree on the issues - all OPPOSE Prop. 98. If passed, Prop. 98 would:

### **Prop. 98 attacks renters by eliminating renter protections and rent control.**

Prop. 98 guts important environmental protections like laws we need to combat global warming, and protect our land, air, water and coasts.

Prop. 98 jeopardizes the quality of our drinking water and our ability to secure new water sources to protect our environment and fuel our economy.

Prop. 98 will result in frivolous lawsuits, higher taxpayer costs, and hurt our economy.

That's why a broad coalition including seniors, renters, businesses, conservationists, labor, homeowners, and agriculture opposes Prop. 98.

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### **Yes on Prop. 99 - The Homeowners Protection Act**

Proposition 99 is the straightforward solution we need to protect against eminent domain abuse. Prop. 99 prohibits government from using eminent domain to take a home to transfer to a private developer. Unlike the landlords' Prop. 98, Prop. 99 is eminent domain reform with NO HIDDEN AGENDAS.

### **Prop. 98 is an Attack on Renters and Eliminates Renter Protections and Rent Control**

Wealthy apartment and mobile home park owners are spending millions on a deceptive campaign to pass Prop. 98 for their own financial gain. These landlords want voters to believe that Prop. 98 - dubbed the Hidden Agendas Scheme - is about eminent domain. But their hidden agenda is to eliminate rent control so they can make hundreds of millions of dollars by raising rents on seniors and working families. That's why groups concerned with affordable housing like AARP, California Alliance for Retired Americans, Tenants Together, Coalition for Economic Survival, Housing California, League of Women Voters of California, and hundreds of other senior, and renters' rights advocates are waging an aggressive campaign to defeat Prop. 98.

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CoMO-CAL, Inc. is a non-profit 501(c)3 charitable organization committed to protecting the rights of mobilehome owners in the state of California.

All persons living in a mobilehome are eligible for membership on an equal basis, except management, owners and employees of owners.

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**VOTE JUNE 3RD**

**VOTE NO on 98**

**VOTE YES on 99**

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Continued from Front Page:

**Prop. 98 Guts Protections for Our Land, Air, Wildlife and Coastlines**

All Leading California Environmental Organizations Agree: No on 98

There is a dangerous measure on the June 2008 Ballot that could wipe out important laws and regulations that protect our environment. Every leading environmental organization, including the Natural Resources Defense Council, National Wildlife Federation, Sierra Club California, California League of Conservation Voters and many others are opposed to Proposition 98 - dubbed the "Hidden Agendas Schemes". The proponents want voters to believe it's about eminent domain. But a legal analysis by the respected environmental law firm of Shute, Mihaly & Weinberger has found that hidden provisions in this measure would wipe out regulations intended to protect our environment. Specifically, the measure prohibits laws and regulations that "transfer an economic benefit to one or more private persons at the expense of the private owner." The courts have ruled that virtually all environmental regulations and land-use decisions are likely to impose costs on the affected party, while transferring economic benefits to another private party. Thus, the measure will gut all manner of laws and regulations that protect our environment and regulate growth and development.

**Prop. 98 Threatens Our State's Water Quality and Supply**

Association of California Water Agencies Says Prop. 98 is "Cause for Alarm"

Virtually all experts agree that California is facing a very serious water crisis. In order to provide safe, clean drinking water to an increasing number of residents, to supply businesses and farms with an adequate water supply, and to preserve water resources and ecosystems, it is abundantly clear that the State of California and local water agencies will need new and varying water projects. However, Prop. 98 - dubbed the "Hidden Agendas Scheme" -

threatens virtually all future public and private water projects up and down the state intended to preserve clean drinking water, protect existing water resources, and secure additional water supply. Here's how:

**Prop. 98 is an Attack on Mobile Home Owners and Steals Equity from Mobile Homeowners**

Wealthy mobile home park and apartment owners are spending millions on a deceptive campaign to pass Prop. 98 in June 2008 for their own financial gain. These landlords want voters to believe that Proposition 98 is about eminent domain. But their hidden agenda is to eliminate rent control and other renter protections so they can make hundreds of millions of dollars by raising rents on seniors and working families. In fact, landlords make up for 85% of this measure's funding. Senior and mobile home owner advocate groups like AARP, Golden State Manufactured Home Owners League, **Coalition of Mobile Home Owners-California**, the California Alliance for Retired Americans and many other mobile home owner associations, renters' rights groups and seniors are waging an aggressive campaign to defeat this deceptive measure.

**Prop. 98 is Bad for Businesses and Local Economies**

Proposition 98 could stop water infrastructure projects, result in frivolous lawsuits and harm economic development.

Instead of simply trying to reform eminent domain, the proponents of Proposition 98 - dubbed the "Hidden Agendas Scheme" - have once again overreached in a way that could harm California businesses and local economies. This measure on the June 2008 ballot contains poorly-drafted provisions unrelated to eminent domain that could stop much needed water projects, destroy local land-use planning, hurt new housing and commercial development, and lead to frivolous lawsuits and project delays. That's why leading business groups like the California Chamber of Commerce, the California Black Chamber of Commerce and other local business associations oppose Prop. 98.

### Why we Support Proposition 99

Yes on Proposition 99 - The Homeowners Protection Act—Real Eminent Domain Reform, Without Hidden Agendas or Adverse Consequences Also on the June 2008 ballot is a real eminent domain reform measure that will constitutionally protect homeowners, without the hidden agendas and adverse consequences of Prop. 98:

**Proposition 99 - The Homeowners Protection Act** - will prohibit the government from using eminent domain to take a home to transfer to a private developer.

Prop. 99 is supported by a broad coalition of homeowners, business, labor, cities, counties and environmentalists who want straightforward eminent domain reform that gets right to the heart of the infamous Kelo decision.

### **NO on Proposition 98 - The Hidden Agendas Scheme Threatens Public Safety**

There is a dangerous measure on the June 2008 ballot that would threaten the ability of local police and sheriffs' departments to address public safety issues in local communities. Dubbed the "Hidden Agendas Scheme", this measure would prohibit government from taking over crime-infested properties (such as drug labs).

### **PROPOSITION 98: A Planning and Zoning Nightmare**

Buried in the definitions of Proposition 98 is a provision that will wreak havoc with local government planning and zoning decisions. Section 19(c) (3)(iii)

of the measure prohibits laws and regulations that "transfer an economic benefit to one or more private persons at the expense of the private owner." This broad language contains no exceptions for decisions to protect health and safety. Nor does it protect currently existing programs from attack.

### **How Prop. 98 Will Hurt School Construction Needed to Reduce Overcrowding**

Respected education organizations like the California Teachers Association and the California School Boards Association oppose Prop. 98 on the June 3, 2008 ballot because it would make it much more difficult to build new schools or expand existing ones to relieve overcrowded classrooms. That is because the measure makes major changes to laws governing use of property, including use of eminent domain and regulation of land use. These changes could have a significant impact on the construction of needed new schools.

### **Prop. 98 Threatens ALL Public Works Projects Including Schools, Roads, Highways, and Water Projects**

Prop. 98 is a Disaster for Infrastructure Projects. Prop. 98 would make major changes to laws governing acquisition of property, including the use of eminent domain and regulation of land use. These changes will add years of delay and increase the cost of acquiring property for countless public works projects – including schools, roads, water systems and airports.

## **VOTE JUNE 3rd**

## **VOTE NO on 98, VOTE YES on 99**

**Taking advantage: Why Proposition 98 could toss out local affordable-housing rules**

By Cosmo Garvin [cosmog@newsreview.com](mailto:cosmog@newsreview.com)

When you go to the polls this June, you'll find Proposition 98, a ballot measure that would eliminate rent control in the state of California. Living in Sacramento, you might then scratch your head and think, "Rent control? What's that?"

Because aside from a couple of small pockets of mobile-home parks, rent control is an alien concept to Sacramentans, much more important to our neighbors in the Bay Area and parts of Southern California than here.

But there are other ways in which Proposition 98 could spell trouble for local affordable-housing laws. Sponsored by the Howard Jarvis Taxpayers

Association and an array of landlord groups, the initiative makes it illegal for the government to take someone's property and give it to another entity for private use.

Proposition 98 defines "taking," in part, to include regulations "limiting the price a private owner may charge to another person to purchase, occupy or use his real property." In this way, it's specifically written to phase out rent-control laws around the state.

But affordable-housing advocates think the measure would also eliminate Sacramento County policies that require developers to build affordable housing along with their higher-priced units—called "inclusionary housing" laws.

**New Public Policy Institute of California Polling Data on Props. 98 & 99**

The NO on 98/YES on 99 campaign basically says forget the eminent domain cover, this initiative is really about **rent control**, which will be phased out in Calif. if YES on 98 is approved. Lots of money coming into the YES on 98 campaign from apartment owners and mobile home park owners...

...NO on 98 has been pumping out a daily stream of negative horror stories about renters and mobile home residents who could be at risk...

...The PPIC poll (Mar.11-18, 1070 likely voters) shows YES on 98 with **37%** vs. NO on 98 with **41%** - and a huge **22%** don't know. The Prop. 99 eminent domain initiative leads in the poll by a margin of **53% YES vs. 27% NO**, with **20%** don't know...

...FYI: the CA Demo Party has endorsed YES on 99 and NO on 98...

Editor's Note: We must remember, absentee ballots come out about the first week in May. That means many seniors will make a decision how to vote within a few days now. We all must step up our efforts to get the word out about this very dangerous Proposition 98.

Of course, you know about it. We have been writing about this for 16 months!

This will be a LOW TURNOUT primary. A few thousand votes could make the difference.

**THANK YOU**

### City to discuss rent control Initiatives on June 3 ballot

By [Teresa Rochester](#) ([Contact](#))

Tuesday, April 8, 2008

Mobile home activist Brenda Mohr Feldman is sending out e-mails and passing out fliers to defeat a June 3 state ballot initiative that would phase out rent control.

Feldman, who lives in Vallecito Mobile Estates in Thousand Oaks, fears Proposition 98 "would drastically impact the people with limited incomes," she said.

"It has the potential to harm some very dear people."

The measure's supporters argue it would reel in government's role in shaping how private property owners set prices for their lease and rental properties.

"The reality is, everyone agrees there is a need to provide affordable housing," said Proposition 98 spokesman Marko Mlikotin.

"That responsibility should fall to the government, not private property owners. Rent control in California doesn't work."

Amid the campaigning, the Thousand Oaks City Council is scheduled tonight to consider taking positions against Proposition 98 and in support of a competing initiative, Proposition 99, also on the June ballot.

"Proposition 98 goes against everything the city has stood for in terms of being protective and supportive of mobile home park tenants," City Manager Scott Mitnick said.

Proposition 99 would prohibit using eminent domain to take a single-family home or condominium to transfer it to another private party, according to the Legislative Analyst's Office.

Editor's Note: Way to go Brenda! (Brenda is a long time CoMO-CAL member). Thanks from all mobilehome owners! Keep up the good work. I know you and others in Vallecito are very active!

### Why Democrats Should Be Eminently Opposed to Proposition 98

By Carlyn Obringer From Carlyn's Column

Among the measures that have qualified for the June 2008 California Primary Election ballot is Proposition 98, the California Property Owners and Farmland Protection Act (CPOFPA). This eminently important ballot measure has received little attention, despite its potential to end all land-use planning within the state and eliminate rent control and important renter protections in California. Supporters present CPOFPA as a way to protect property owners from eminent domain abuses, such as the 2005 U.S. Supreme Court ruling in *Kelo v. New London*, which condemned seven homes in favor of a Pfizer Pharmaceutical manufacturing complex in New London, Connecticut. In reality, Prop 98, or

the so-called "Hidden Agendas Scheme," has two much larger goals—eliminating all land-use regulations that protect the environment and limit development, and abolishing affordable housing laws.

One need only look at the havoc wreaked in Oregon since the passage of Measure 37, in November 2004, to realize that the California Property Owners and Farmland Protection Act is not the solution to California's eminent domain issue. During the 2004 campaign season, the libertarians and property-rights advocates now crusading for passage of the California Property Owners and Farmland Protection Act played on the fears of Oregonian property owners, featuring victims of land-use regulations and eminent domain abuses in a statewide media

### Voters Start Voting In One Week – Get the Word Out Today!!

Editor's Note: This April 8th release is from the No on 98 people, specifically Kara Palmer <kpalmer@bickerassociates.com>. It has been edited to reflect the 3 week difference between April 8th and May 1st, when you receive this.

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While the June 3rd election is one month away, "vote-by-mail" voters begin receiving their ballots – and could start voting – the first week in May. We need your help to make sure people know that Prop. 98 is a deceptive scheme full of hidden agendas, funded by wealthy landlords that attacks renters, our environment, and jeopardizes water quality and supply, and our economy. And, that Prop. 99 is powerful, honest reform that would protect our homes from eminent domain abuse. It contains no hidden agendas and no adverse consequences. Get the word out today!

Link to our web site <http://www.no98yes99.com/> – the more people who link to us, the more chance we have of coming up in internet search engines.

Send an e-mail to all registered California voters

in your address book.

Put a newsletter article (PDF) in your organization's newsletter so everyone in your organization knows how to vote on 98/99.

Write a Letter-to-the-Editor to your local paper. Sample Letters (PDF files):

Yes on 99

No on 98: Renters

No on 98: Water

No on 98: Environment

If you rent, put this letter under the door of every apartment in your complex.

Forward this email to a friend.

Make a plan to handout literature the weekend right before absentee ballots hit – handouts available here.

campaign. The success of Measure 37 led to the implementation of a radical view of "regulatory takings," the idea that the government should compensate a property owner for the impacts of standard regulations on real estate, even though the measure failed to explain from what monetary source the government would provide compensation. As of December 5, 2007, Oregon landowners had filed approximately 7,500 Measure 37 claims—to develop new homes, resort hotels and mines—on 750,000 acres previously zoned as forest or farmland. Only passage of Measure 49, in November 2007, was able to stem the tide of claims and save the neighbors to such properties from unwanted developments.

In addition to destroying land-use planning, Proposition 98 would harm renters and mobile homeowners by eliminating rent control and laws protecting renters against unfair evictions. By dissolving renter protections, CPOFPA would enable landlords to evict vulnerable tenants, including seniors, single mothers and veterans, for no good reason, and without providing the standard 60-day notice. Once the units were vacated, rents could be raised, thereby depriving working families of affordable housing. Furthermore, in mobile home parks, where tenants own their home but not the land beneath it, Prop 98 could cause prices for mobile homes to plummet in cases where landlords raised land rents, thereby scaring off potential buyers.

**ACTION ALERT****KNOW YOUR MOBILEHOME RESIDENCY LAW PROVIDED RIGHTS TO  
CAMPAIGN IN YOUR MOBILEHOME PARK TO SAVE MOBILEHOME RENT  
CONTROL: NO PROP. 98 & YES ON PROP. 99**

**Your park owner cannot prevent you from canvassing door to door in your mobilehome park, leaving literature door to door in your mobilehome park and displaying campaign signs on your mobilehome or in your lot that educate your fellow mobilehome owners on the need to vote No on Prop. 98 and Yes on Prop. 99 to save mobilehome rent control.**

To All Mobilehome Park Homeowners' Associations and Mobilehome Owners:

As you may have heard, both the landlords'/ park owners' proposition to outlaw mobilehome and other rent controls (Proposition 98) and the Coalition and mobilehome owners' proposition to save mobilehome rent control (Proposition 99) are now on the June 3, 2008-primary ballot. They are the only statewide propositions that will be on that ballot. To be completely safe, mobilehome owners need to make sure that Proposition 98 is soundly defeated. So your main message has to be NO ON PROPOSITION 98. However, as a backup strategy, if Proposition 98 passes but Proposition 99 also passes, Proposition 99 has a "poison pill" written into it that will nullify the anti-mobilehome rent control provisions of Proposition 98. So, all mobilehome owners' mantra for the next two months must be NO ON PROP 98 & YES ON PROP. 99.

Fortunately, under California law, Civil Code section 798.51, a provision of the California Mobile Home Residency Law (the MRL), your park owner must permit you to canvas your fellow homeowners in your park, distribute literature to them and put signs on your mobilehome or on your space that educates them to vote No on 98

and Yes on 99. Your park owner cannot prevent you from undertaking these educational and get out the vote activities in your mobilehome park.

There is also good news. A new survey of California likely voters released March 26 by the Public Policy Institute of California (PPIC) found that 41% of likely voters would vote "No" on Proposition 98, while only 37% would vote Yes. On the other hand, by a two-to-one margin (53-27), voters were inclined to support Prop. 99.

Although this poll is encouraging, it does not mean that you can just sit back and we will win. Far from it, we need to begin massive educational and get out the vote effort in mobilehome parks now for several reasons.

First, mobilehome park owners and landlords are going to soon be spending millions of dollars to try to trick the voters and turn those poll numbers around. We expect that they will spend Fifteenth million dollars or more on a deceptive television campaign that will falsely portray Proposition 98 as an eminent domain abuse initiative while hiding its true purpose of eliminating rent control and other laws that protect mobilehome owners.

Second, the June 3rd. - Primary is California's second primary this year, being a junior partner to California's March - presidential primary. This means that voter turnout is going to be low which historically means a higher conservative voter turnout which will be more favorable to the park owners' Proposition 98 and it also makes voter polls somewhat unreliable.

Third, since the park owners are likely to file a legal challenge against the "poison pill" provision of Proposition 99 (i.e., the provision in Proposition

99 that would nullify the anti-mobilehome rent control provisions of Proposition 98 if they both pass and Proposition 99 gets more votes than 98) if both propositions pass, then to be completely safe we must make sure that Proposition 98 is soundly defeated by getting more no votes and yes votes, and only rely on Proposition 99's poison pill as a backup. Remember the PPIC shows that voters are rejecting Proposition 98 by only 5 % points of 41 % t 37%, which is far too close of a margin for comfort.

To complicate matters, it is expected that almost half of the voters who will cast their votes in the June 3, 2008 - primary, will do so by mail-in absentee ballots during the month of May. This means that we do not have much time to reach those voters and that we must do much of our work before the end of the first week in May.

**THREE THINGS THAT YOUR PARK OWNER CANNOT PREVENT YOU FROM UNDERTAKING IN YOUR MOBILEHOME PARK TO SAVE MOBILEHOME RENT CONTROL:**

Mobilehome owners can turn the low voter turnout and early voting problems around if you make sure that every person living in a mobilehome park in California, and their friends and family living outside of mobilehome parks, are aware of Proposition 98 and Proposition 99 and that they get out and vote. Listed below, are activities that your park owner cannot prevent you from undertaking in your mobilehome park to educate your fellow mobilehome owners about the need to vote No on Prop. 98 and Yes on Prop. 99 to save mobilehome rent control.

**STEP 1: EDUCATION CANVAS FOR EARLY VOTERS:**

To make sure that the half of the voters in mobilehome parks who are expected to vote early by mail are aware of Prop 98 and 99 and vote, volunteers from your park should go to door to door in your

park and explain to your fellow homeowners how they will lose their rent control if they do not get out and vote no on Prop. 98 and yes on Prop. 99. Remember, under Civil Code section 798.51 (a)(3) your park owner cannot stop you from going door to door in your park to canvass your fellow homeowners on 98 and 99, including that it allows you to leave literature at their homes even when they are not home.

You should undertake your door to door education campaign in your park early during the month of April and try to reach everyone no later than before the end of the first week in May to make sure that they are educated before they get their absentee ballots (absentee ballots will be sent out during the first week in May). Attached to this e-mail, is a flyer that the No on 98 - Yes on 99 Coalition produced for mobilehome owners (as a MS Word document) that you can use when you go door to door. If you do not have the resources to print these flyers on your own, then please contact my office and we can make arrangements for the Coalition to get you as many copies of this flyer as you need (However, if you can afford to print them yourself the that will save the No on 98/ Yes on 99 Coalition money to spend on other crucial campaign activities).

You can also download additional flyers that explain how Proposition 98 will hurt other renters, destroy California's environmental and land use laws, and prevent needed water projects as Adobe files by using the following link to the Download Section of the Coalition's Website:

<http://eminentdomainreform.com/downloads/?adctlid=v%7Cwr0rnig01xcieg%7Cx0a4e0xwuq8ves>

When you go door to door in your park, keep track of who you talk to so you can reach people who are not home on a return visit but also leave them a flyer and information on how they can contact you to help. Also, you should get voter registration forms from your local county register of voters so you can register any mobilehome owners to vote who are not currently registered. Fortunately, because of the recent presidential primary, many mobilehome owners are already registered to vote.

Windows signs can also be downloaded from the Coalition's above website link or you can make your own. When you go door to door in your park you should have these signs with you and you should ask people to display them on their mobilehomes. You should have the goal of getting everyone in your mobilehome park to put a No on 98 and Yes on 99 Windows sign in their window. You can use one of the Coalition's downloadable small window signs or make signs yourself. Remember, under Civil Code section 798.51(e) your park owner cannot stop you displaying such signs in your mobilehome park. They can be as large as 6 square feet and you are permitted to display them in your mobilehome's windows, on the outside of your mobilehome or anywhere on your mobilehome lot (i.e., even a 6 foot square yard sign on your lot). Your park owner cannot prevent you from displaying your signs for a period of 90 days prior to the June 3, 2008 - primary election until 15 days afterward.

#### **STEP 2: FRIENDS AND FAMILY PLEDGE CAMPAIGN:**

There are almost one million residents in mobilehome parks in California. Although, many of them will become educated on this issue and vote, others will not since there are many parks without active homeowners associations. Our side simply

does not have the millions of dollars that it would take to reach all of those mobilehome owners so we need to find other ways to make up for this deficit.

Mobilehome owners at one mobilehome park came up with a plan to make up for this deficit and to multiply the power of mobilehome owners tenfold. It is called the friends and family of mobilehome owners campaign. It is a pretty simple campaign. It works like this: when you go door to door in your park, in addition to asking all of the fellow mobilehome owners to vote, also ask them to fill out a Friends and Family pledge sheet (or several pledge sheets) in which they list ten voting age members of their family and friends who live outside of their mobilehome parks who they pledge to personally contact to tell them about the No on Prop. 98 & Yes on Prop. 99 Campaign and how they will lose their mobilehome if Proposition 98 is not defeated. A Friends and Family pledge sheet is attached to this e-mail (as an Adobe PDF file) that you can use for this purpose. Encourage people to fill out more than one family and friends pledge sheet if they are willing to do so. They fill in the pledge sheet(s) and keep it. They then contact the friends and family voters that they have listed and check them off on their pledge sheet(s) and then they give you the sheet when they are done.

#### **STEP 3: GET OUT THE VOTE ON JUNE 3, 2008:**

Make sure the second half of the voters in your mobilehome park who are expected to go to the polls to vote on June 3, 2008, are educated on Prop. 98 & Prop. 99 and that they go out and vote. Hopefully, you will have already educated them about 98 and 99 in your door to door early voter education canvass in April and during the first week in May, so they should already be aware of the importance of their votes.

However, you will also need to remind them to

vote and make sure that they do so on June 3, 2008. This can be done by many methods some examples of which are below:

**1. No on 98 Yes on 99 Window Signs.** No on 98 Yes on 99 Window Signs are available from the above link to the Coalition's website and these can be downloaded and printed out and put in everyone's window in your mobilehome park to remind everyone to vote.

**2. Get out the vote Phone Trees and E-mail Trees.** Set up a phone tree in your Park to have teams of volunteers call everyone on June 2nd. and 3rd. to remind them to vote and to make sure that they do so. You can also do this with e-mail reminders if you have their e-mail addresses but a follow-up personal contact through a phone call is always best.

**3. No on 98/ Yes on 99: Save Rent Control - Get Out The Vote Door Hangers.** No on 98/ Yes on 99: Save Rent Control - get out the vote door hangers will be made available that should be put on every mobilehome owners' door handle in your mobilehome park during the night of June 2nd. or the early morning of June 3rd. that reminds them to vote. Stickers can be put on these door hangers that give them the address of their polling place.

The above activities are only a few of the protected activities that you should undertake in your mobilehome park, and outside of your park, to make sure of that everyone votes to save their mobilehomes on June 3, 2008 and by absentee ballot during the month of May. What is important to remember is to use some method that reaches everyone in your mobilehome park

because you cannot take it for granted that they will know about Prop 98 and 99 and that they will remember to vote.

Remember, under the MRL, at Civil Code section 798.51, your mobilehome park owner cannot prevent you from undertaking the outreach activities in your mobilehome park that are necessary to educate your fellow mobilehome owners to vote No on 99 and Yes on 98 and to get them to go out and vote. If your park owner attempts to interfere with those rights, then Civil Code section 798.52 provides you with a special proceeding to obtain an injunction against them to prohibit them from interfering with your campaign activities. Moreover, if they force you to take them to court, and you prevail, you will then be entitled to recover your attorney's fees from them under Civil Code section 798.85 and a penalty of up to \$2,000.00 for each willful violation of the above provisions of the MRL that prohibit them from interfering with your right to campaign to your fellow mobilehome owners.

**If your park owner attempts to interfere with any the above activities in your mobilehome park, you are welcome to contact my office for guidance and possible assistance.**

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Editors Note:

CoMO-CAL will send you fliers on 98 and 99 as well as window signs, as many as you need. Or you can go to <http://groups.yahoo.com/group/comocal/files/> where you can download them if

you have a computer and the internet. Time is very short.

If you need us to send you something, call Frank at 800-929-6061.

**LISTEN UP**

Hello everyone. This is Bob Hites on the keyboard. To give you a brief history lesson I have been working the trenches for CoMO-CAL now for just a little over a year. There has been some Improvements. However, there is much work to be done. I have gone into some parks at the request of the club presidents and have seen very low turnout for monthly meetings. This must improve in order for any organization to succeed there must be people in the chairs. Some of these facilities are outstanding and have all the comforts of home. Others are simply a place to meet but nevertheless a structure that requires attendance.

There are many dedicated individuals in each of these parks that have taken on a extra responsibility of sitting up the agenda, and arranging for various committees, guest speakers, refreshments, and insuring that chairs and tables are in place. There is much work that goes into the planning of each of these meetings. It is sad when an outsider shows up and sees the hard work that has applied and there is hardly any one in the audience. It is truly a heartbreaking situation to those that are trying so hard to provide information to those that stick their heads in the sand like a group of long legged birds called ostriches.

The amount of effort that is exhibited is overwhelming and the people that have taken the time and energy to conduct such meetings are left to wonder is this really worth the effort? What must I do they ask to get the people off their lawn chairs, off the couch and into these monthly meetings. These meetings hold a great deal of information that is not easily given over the telephone or internet. The information is vital and by getting it first hand gives you the power of knowledge that can and does assist you in your mobile home living environment.

One of the biggest issues that is facing all of mobile homeowners and those that rent apartments is Proposition 98 and Proposition 99. But when

you ask a mobile home owner if they have heard of Proposition 98 or Proposition 99 they have not a clue. What a terrible case of not listening or reading what is going on in the world around you. I realize that most if not all of the mobile home owners are on limited incomes. It a travesty of injustice that you folks have not taken the steps to protect yourselves. Having the knowledge of what these proposition can do is extremely critical to your own way of life. I guess each of you would like to be homeless and spend your evenings walking the streets or sleeping in your car. I say wake up and smell the air. Knowledge is power and what you don't know can hurt you.

To go through life as a senior does not mean it is time to lie down and die. I am a youngster compared to some of you. You folks have been through tough times and if you do not get involved with your advocacy group, your homeowners association groups, your CoMO-CAL Chapters, CMRAA Chapters, and GSMOL Chapters, then you all will be at the mercy of the Park Managers, Park Owners and those that want to take your property and your Investment. When someone calls you or sends you an e-mail or a letter informing you of a situation that is critical to your life style, please by all means respond. There is much to do and we cannot accomplish our tasks without your help. You the taxpayer, you the homeowner, you the senior citizen have a VOICE and you must involve yourself with the issues at hand.

I can be reached for comments at [anvil95993@yahoo.com](mailto:anvil95993@yahoo.com) or by telephone at 530-743-2965. As always I welcome your ideas, suggestions and comments. We can even publish them in the VOICE. It is your VOICE and YOUR opportunity to shine.

**Until next time, God Bless.**

SEMPER FI – ALWAYS FAITHFUL  
BOB HITES Vice President of COMOCAL

## AROUND THE STATE

We have focused on our #1 priority this month, namely Proposition 98 and 99. Actually we're getting sick of writing about it and you're probably sick of reading about it. We hope and pray the outcome is positive for all of us! CoMO-CAL, both leaders and members, have worked hard, especially this last critical period before the June 3rd election.

### Life Goes On

Windsor:

The resident committee, under the leadership of Donna Helwig, just settled with ROP, Inc. If you remember, ROP, Inc. came into Windsor wanting to buy the park of 336 spaces and raise rents 72%. And Windsor is under rent control! Rents were to be raised \$217/month. Under a settlement agreement, rents will be raised \$117 saving residents about \$400,000/year. David Grabill is the attorney for the residents group. CoMO-CAL congratulates Donna, David, and this dedicated group of residents. They have fought hard and won a victory for all residents of Windsor

Contempo Marin:

San Zell is at it again. Residents lost a lawsuit and are now facing a \$1300/month rent increase. Here is an excerpt of text from a March 25th ABC 7 broadcast:

*The city of San Rafael is appealing the ruling, saying rent control is critical to the community.*

*"We value enabling people from all walks of life to live in our community," says Damon Connolly of the San Rafael City Council.*

*The park owner is Equity Lifestyle Properties. Company executives refused to talk on camera. The major shareholder is Sam Zell, a billionaire who owns the Los Angeles Times and Chicago Tribune. The company had a PR firm send a state-*

*ment, saying rent control actually "drove up the sale prices of homes" and that it "serves no public purpose and benefits only a handful of people."*

*The judge in this case agreed. But past rulings have supported rent control, so residents have reason to hope they'll win the appeal. If they don't, it could mean similar rent hikes at other mobile home parks around the state.*

*The park owner has offered to negotiate individually with residents, but if they sign a long term lease, they lose any future protection they might get if rent control is upheld. A ruling on that could be a year or two away.*

Sacramento:

**AB 1111 (DeSaulnier)** As amended, would give local governments the right to protect existing 55 and over age parks. Bill gives state authorization to cities and counties to adopt ordinances prohibiting park owners from changing 55 and over parks to all age parks. **PASSED ASSEMBLY HOUSING AND ASSEMBLY FLOOR AND NOW ADVANCES TO SENATE JUDICIARY COMMITTEE. URGE YOUR SENATOR TO SUPPORT.** Under current laws, senior parks can have up to 20% of homes owned by families.

**SB 900 (Corbett)** - Support. Would impose restrictions on the condo-conversion of mobile home parks and improve rent protections for moderate income households. With the veto of AB 1542 (Evans), SB 900 is now the legislation to address this important statewide problem. Sponsor: GSMOL. Will be heard in late April 2008 in Assembly Housing Committee. **Urge your Assemblymember to Support.**

Eliminates scam conversions that have caused economic eviction Provides lots be offered at values determined by 3<sup>rd</sup> part appraisers Allows rent protection to continue if homeowner chooses not to buy lot.

## CoMO-CAL THIS AND THAT

### 1. Thank You / Welcome

Our thanks go to each of you who have renewed and/or donated. With your support we can continue our work to help ALL owners of mobile-homes across the State of California.

We welcome all the new members, from around the state. Many are joining from San Juan Capistrano, Dunnigan, San Rafael, and other areas.

Welcome to our family. We are here for you—call, email or write us anytime. We will immediately respond.

### 2. E-mail Network—Free to All homeowners

This month our e-mail network is up and running, thanks to our association with Constant Contact. We are now able to instantly send “Alerts.” Currently it is over 600 contacts. We hope by years end it is over 2000. You need not be a CoMO-CAL member to participate.

What can you do? Send us email addresses for your friends in neighbors living in mobilehome parks. We will add them to our growing list.

### 3. California Alliance for Retired Americans

Don't forget that as a CoMO-CAL member, you are also a member of CARA. This organization does terrific work for seniors, including leading the fight against 98 and for 99. They lobby in Sacramento and have over 800,000 members. You can contact them at 415-550-0828 or 714-244-7776.

### 4. Renewals

Your renewal information can be found on your

mailing label. If you get THE VOICE by email, you can call us at 1-800-929-6061 for that information. Please renew early, that saves us the time and expense of sending a renewal notice.

### 5. Selling Your Mobilehome?

We want to help. We will begin publishing homes for sale in THE VOICE. This will begin as a FREE SERVICE for our members. Send us information by EMAIL ONLY. We have people who are interested in purchasing a mobile home, so this is an opportunity for those of you who are selling.

### 6. Repair People

We need recommendations for repair people in your area. You can call, email and mail their information. Let's help each other.

### 7. Information on 98 & 99. Window Signs

Call us if you can distribute fliers in your park about Proposition 98 and 99. And put up a window sign. We will send you as many as you need. But do it TODAY, don't wait.

### 8. Next Month

As you can see, this issue is focused on Proposition 98 & 99. Beginning again next month, we will focus on another important issue - namely what should you do to make sure your heirs can inherit your mobilehome. Both Bruce Stanton and Dave Loop are writing articles on this subject.

If you have a subject you would like us to write about, let us know. We are here for you! If we help you, we help ALL mobilehome owners.

**9. Tip of the Month**

As per section 798.56(e)1 of the Mobilehome Residency Law, if your rent is due on the 1st of the month, it is late if not paid within 5 days, i.e. by midnight of the 6th. This is the law, and parks can not change it.

**10. Donations**

We have send out about 10,000 fliers and window signs. Many have received boxes of materials. We have started a new program (Email Alerts with Constant Contact). We have asked for nothing in return. But our bank account is down and we need your donations to catch up. We need to raise about \$5,000 over the next couple months. We have gotten a few donations from our members,

but we need more to continue our work.

Just what is CoMO-CAL worth to you? Proposition 98 could cost many of us tens of thousands of dollars. Yet few have donated one dollar to help out.

Of course we do know you on fixed incomes are having a hard time paying your rent. We have given many FREE memberships in CoMO-CAL. It is our pleasure.

However many members have the means to donate. You know who you are. Please, please send us a check - and now you can donate on PayPay on the internet. We want to continue our important work helping mobilehome owners! Contribute for them, please!

**CoMO-CAL**

**(COALITION OF MOBILEHOME OWNERS-CALIFORNIA)**

P.O. Box 4821, Chatsworth, Ca 91313-4821.

**NEW MEMBERSHIP APPLICATION (Print Please)**

NAME: \_\_\_\_\_ Date: \_\_\_\_\_

PARK NAME: \_\_\_\_\_ SPACE #: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_

APPLICANTS PHONE NUMBER (\_\_\_\_\_) - \_\_\_\_\_ - \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_

Check # \_\_\_\_\_ Amount: \$ \_\_\_\_\_ Money Order ( ) Amount: \$ \_\_\_\_\_

MEMBERSHIP (\$15.00/12 Months, \$40.00/36 Months) 90 day money back guarantee if not satisfied.

PLEASE INCLUDE CHECK OR MONEY ORDER PAYABLE TO "CoMO-CAL" & THANK YOU FOR JOINING

**MAIL TO: CoMO-CAL, P.O. BOX 4821, CHATSWORTH, CA. 91313-4821**

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CoMO-CAL is a non-profit California Corporation dedicated to serving mobilehome owners in California. Our purpose is to educate, communicate and unite. We are MAKING A DIFFERENCE!



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#### SERVICES WE PROVIDE OUR MEMBERS

1. 12 issues of THE VOICE. Usually 20 pages long, filled with important information no mobilehome owner should be without. Articles from around the state of California. Tips and Suggestions. Important laws explained so you can understand how you are protected.
2. Website: **comocal.org**. Members have access to all issues of THE VOICE, attorneys who know the MRL, important links to government, advocacy groups, etc.
3. Small Claims Court Assistance: We will pay your fees up to \$30.00 and help with your paperwork. (Some restrictions apply.)
4. Questions / Problems: Our staff is ready to take your call to advise you regarding questions and problems you might have.
5. We have several attorneys to help with litigation or give advice.
6. Above all, a way to UNITE and have a VOICE.

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