

THE VOICE

COALITION OF MOBILEHOME OWNERS

JUNE 2007 VOLUME 3 ISSUE 6

AB 1309 - DISTURBING NEWS FROM SACRAMENTO

THE VOICE is back, in fact, it was never gone. In last month's issue we mentioned we would experiment publishing every other month, beginning with the MAY/JUNE issue of THE VOICE. 99.99% of our members did not voice their opinion; however a GSMOL chapter president in Clear Lake did. He said:

"I believe that the reduction in the number of issues of THE VOICE is a purely cost cutting measure, a reduction in prepaid, promised service, and is not a good idea. Members need to be notified on a timely basis of important matters which so drastically affect their lives and, in my opinion, "e-mail alerts" is not the way to take up the slack."

Well we do listen to you and this member is right. "Important matters which so drastically affect" the lives of mobilehome owners continue to surface, especially the issue presented in the article on Pages 6-7. An Assembly committee (in Sacramento) recently approved a proposed state law (AB1309) that would nullify local rent-control ordinances and allow unlimited rent increases for new tenants whenever mobilehomes (notice the word "coaches" in place of mobilehome in the article) are sold. This proposed law is authored by Western Manufactured Communities Association, the WMA. (Please note: It has not become law, only passed in committee). AB1309 was listed on Page 7 of the April issue of THE VOICE, essentially overlooked and without consequence. But now we ARE AWARE!

We feel if this does become law, it will have a

devastating effect on all owners of mobilehomes. For example, we have a Rent Stabilization Ordinance here in Los Angeles which allows parks to increase rents upon sale by 10%. This means if your rent is \$500 and you sell, your buyer's rent increases \$50 to \$550. A \$50 rent increase translates into an equity loss (your home is worth less) of about \$5,000. If AB1309 were to become law, there would be NO CAP for new tenants. Their rent could easily DOUBLE. Based on our example, their space rent could jump to \$1000, a \$500 rent increase! So what happens to your equity and your sale? YOUR HOME IS WORTH \$50,000 LESS! Not the \$5,000 under the present law. YOU LOSE \$45,000 more! Of course this is an estimate of the effect of AB1309, but let's not wait to find out when it becomes law.

Remember this applies to areas presently having rent control, with an ordinance that caps rent increases upon sale. In all other cases, park owners can already increase your rent to any level. You are already at their mercy. Milt Burdick has a column on Page 5 - What can we do to stop AB1309? Take a look and do what you can to help STOP this truly dangerous new proposed law.

And also remember, this is just one of several challenges to rent control today. The new "Proposition 90" is discussed on Page 11. Jerry Brown's office has given it a Title and Summary. Watch for the petitions. Whatever you do, DO NOT SIGN THEM! We need to stop this before it gets to the ballot in 2008.

TABLE OF CONTENTS for JUNE 2007

PAGE 1 DISTURBING NEWS FROM SACRAMENTO

PAGE 2 Table of Contents, Board Contact Information

PAGE 3 CoMO-CAL's Operation Reach Out (OReO)

PAGE 4 Political storm clouds gather over mobilehomes
(AB 1309, AB 1542 & SB900)

PAGE 5 What can we do to stop 1309 by Milt Burdick

PAGE 6 State assembly approves (AB1309) mobilehome
rent increases

PAGE 7 AB 1309 (Calderon) Passes Assembly Housing
Committee

PAGE 8 Rent Control in San Joaquin Valley

PAGE 9 Modesto Rent Control Moves Ahead

PAGE 10 Hayward puts moratorium on mobilehome
conversions

PAGE 11 California Property Owners Protection Act

PAGE 12 (Oregon Residents) Swimming against the tide by

PAGE 13 purchasing their Park

PAGE 14 Seniors are unhappy that young families may be
coming

PAGE 15 What Every Mobilehome Owner Should Know

PAGE 16 Other news across the state

PAGE 17 Other news across the state

PAGE 18 BOB HITES and his experience with GSMOL &
PAGE 19 CoMOCAL

PAGE 20 Rent Control in Jeopardy

PAGE 21 Legislative Support URGENT!!

PAGE 22 We Need You, editorial by Frank Wodley

PAGE 23 CoMO-CAL THIS AND THAT

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CoMO-CAL, Inc. is a non-profit 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.

THE VOICE is published monthly by the Coalition of Mobilehome Owners—California for the use of its members. THE VOICE welcomes articles of interest to mobilehome owners.

CoMO-CAL's OPERATION REACH OUT (OReO) - PLEASE VOLUNTEER

We continue our efforts to reach as many mobilehome owners as possible. Operation Reach Out is your chance to do something in your own park. Let's work together to get valuable information out to others in your park. We call it OReO (like the cookie). We must keep our sense of humor!

This is how it works. Operation Reach Out (OReO) will reach every mobilehome owner in your park. But this has to be a team effort. Our goal is the delivery of a mini-THE VOICE (only one page front and back) in your park. **YOUR PART is to deliver it to every resident in your park, once a month.** CoMO-CAL will do the printing (or we will pay you \$.03/page if you have it done in your area).. This mini-VOICE will contain content taken from a recent edition of THE VOICE. We need you to volunteer to distribute it.

We now have members in over 350 parks across the state. Just think if all residents in these parks were getting at least some information we provide you on a monthly basis. (By the way, because one or two members said we should continue publishing THE VOICE each and every month, we are back monthly for the time being.)

We are of course open to your suggestions, ideas, and comments. All we need is an email or phone call from you to start the program in your park. We need a commitment from you to distribute this one page, monthly publication in your park. If you have any problem with management over distribution, we will get our attorney involved. The Mobilehome Residency law guarantees our right to distribute literature to mobilehome owners.

This is a trial program. If you volunteer to help us in your park, we will supply you with enough fliers for every space in your park, for at least three months. At that time we will reevaluate the program. Our purpose is several fold: to inform, to educate, and to unite mobilehome owners. No other organization has attempted this. We are serious about making a difference for all mobilehome owners across the state!

NOW IS YOUR CHANCE TO DO SOMETHING IN YOUR PARK. Give us a call at 1-800-929-6061 and we can work out the details together. We can publish one mini VOICE for all parks or we can tailor them specifically for problems in your park (with your input and assistance).

A FINAL THOUGHT: CoMO-CAL is your organization. It does not belong to any one person or group of persons, but in fact to everyone. Your membership allows CoMO-CAL to exist. It will be what you make it. We have made a difference in your life, even though you might just read THE VOICE. At least you know who to call if you have a question or a problem. We understand many do not want to be involved in any other way. We do, however, ask that if you can, call us and say hello. Be as active in YOUR organization as you can. When you are active, everyone wins. Especially the hundreds of thousand of other mobilehome owners who are not members or even know we exist.

We ask you to call us and volunteer a small amount of your time to distribute our one page flyer to your friends and neighbors. Everyone should be informed! Do it for yourself, for them, and for all!

Political storm clouds gather over mobile homes (AB 1309, AB 1542 & SB900)

By [John Howard](#) (published May 3rd, 2007)

Two of California's most enduring, contentious political issues--rent control and mobile home owners' rights--are on a collision course in the Capitol. A squeeze play is afoot--but who is getting squeezed?

"Mobile home park owners across the state are converting their properties into condos" to get around rent-control restrictions, says Assemblywoman Noreen Evans, D-Santa Rosa. "This is driving out seniors and working families from low-income rentals." It's also driving out park owners.

Some 700,000 people live in mobile homes across the state, most of them on spaces owned by the park in which they reside. But those parks are dwindling. More than 1,000 have closed down since the 1990s--perhaps 4,800 remain. The reason for the loss is apparent, park owners say: Restrictions on offering the spaces at market value threaten the parks' profitability, pinch off funds for maintenance and improvements, and discourage investment. More than 100 communities, including the state's major cities, have some form of rent control affecting mobile-home parks, but it is a patchwork of locally imposed rules. The upshot, they say, cripples the park's economics.

Those rules have "created disincentives for owners to remain in the business of owning and managing parks and ... will continue in an ever accelerating erosion of mobile home park housing stock," said the Western Manufactured Housing Communities Association. The group, known as WMA, represents perhaps 40 percent of California's mobile home park owners.

They also have created oddities. In affluent communities where spaces are rent-controlled, prices on those mobile homes have gone through the

roofs, literally. Home may be ever so humble, but if it's a mobile home in a desirable location, the home may carry a \$1 million price tag, or more, such as at Malibu's ocean-view Point Dume. The park land may be rent controlled, but the homes themselves are priced beyond the reach of all but the affluent. Even so, they cost less than the multi-million-dollar homes nearby.

But most mobile-home owners don't live in parks with ocean views--only a handful are perched on seaside bluffs--and nine out of 10 live on land that is owned by someone else. By one estimate, about 200,000 people live in rent-control zones, and many are elderly, retirees or working families of low or modest incomes--the very groups that rent control was intended to protect.

As housing costs in California skyrocketed, the value of the once-modest mobile-home spaces soared, putting further pressure on mobile home park owners to raise prices--and similar pressure on moderate- and low-income residents to fight the increases. Twenty years ago, about 70 percent of mobile home park residents were senior citizens. Today, about half are.

Like the park owners, the mobile-home owners also have aggressive representation in the Capitol, by the Golden State Manufactured-Home Owners League. The result is a classic political showdown, the latest round in a political battle that has gone on for years. On one side are park residents being squeezed by steadily increasing rents and conversions. On the other are the park owners.

Assemblyman Charles Calderon, D-Montebello, wants to allow the space rental to be set by competitive market values when the mobile home is sold. Rents on the other spaces in the park would remain at their existing levels. The bill, which applies "vacancy decontrol" to mobile-home parks only in communities that already have some form

of rent control, would provide a "simple, minimally intrusive and stabilizing guideline," according to WMA. "It is fundamentally unfair to impose the burden of providing affordable housing on the owners of mobile-home parks ... condoned and encouraged by the Legislature."

The group notes that forms of "vacancy decontrol" already exist in some local rent-control ordinances that apply to apartments, and have proven successful. They argue: Why not apply them to apartments? "It's a balanced approach," said Steve Carlson, a lobbyist for the WMA.

But GSMOL is not persuaded, and sees Calderon's bill, [AB 1309](#), as an attempt to head off rival proposals by Evans and Sen. Ellen Corbett, D-San Leandro, which are aimed at blocking park owners' efforts to subdivide and then sell their lots without being subjected to rent-control laws in a sort of "condo-conversion" for mobile homes. The bills deal with different, but related, subjects, although the driver of all the bills are the limits imposed by rent control.

"[Calderon's bill] would allow parks an unrestricted ability to raise space rents, which would adversely impact a low-income seller from selling their mobile home. Few mobile-home owners selling their homes would be able to receive a reasonable price if park ownership is subjecting their prospective purchaser to large and unrestricted space rent increases," GSMOL wrote the Assembly Housing Committee. "[It] would spell disaster for affordable housing in California."

The Evans bill, [AB1542](#), and Corbett's [SB900](#) are designed to close what they describe as a loophole in a state law governing subdivision maps. The sale of one space in a mobile home park--typically a resident by the space on which he or she has been living--means the remaining spaces are then exempted from rent-control restrictions. That, in turn, means that the park owner can raise those rents. The bills would keep the restrictions.

WHAT CAN WE DO TO STOP

AB1309?

Have a CoMo-Cal member in each RSO park sign up with the County Register of Voters office as a solicitor of Absentee Voters Ballot request (handout applications to each space)

Picket signs that are collecting signatures (hand out a flyer about voiding rent control)

Letters to the Editor

Hold meetings in the clubhouse and invite speakers who have knowledge about RSOs and AB 1309, AB 1542, SB 900 and AB 1111.

Call friends, family and neighbors and encourage them not to be misled into signing the initiative.

Most of these would apply after the initiative qualifies for the ballot

Start an Internet blog on this issue.

Enter the discussion on "You Tube" and others

Send out TXT messages by use of cell phones (I do not know how to do this)

Call radio talk shows

Get your churches to talk about how this will hurt low income and seniors

Contact "Move-On. Org

Request that your City pass a resolution to oppose this bill AB 1309., especially RSO cities and Counties.

Request other Mobilehome advocacy groups and HOAs to pitch in and help

BY MILT BURDICK

State assembly approves (AB1309) mobile home rent increases*

SACRAMENTO The heated legislative skirmish between those who own mobile home parks and those who live in them escalated this week when an Assembly committee approved a proposed state law that would nullify local rent-control ordinances and allow unlimited rent increases for new tenants whenever coaches are sold.

The vote of the Assembly Housing and Community Development Committee on Wednesday was a victory for park owners in a two-front battle that has reignited the debate over mobile home rent controls, a debate that residents largely won in the 1980s.

More than 100 California cities and counties restrict the rents that park owners can charge residents for the spaces on which their homes sit. As a result, park owners were left behind as real estate values skyrocketed over the last several years, with the value of their properties remaining stagnant even as the values of other real estate holdings soared.

That phenomenon has spurred renewed efforts among park owners to find ways to get out from under rent controls. One method spreading across the state is for owners to convert their parks to condominium ownership, an arrangement that legally allows them to skirt local rent controls on the remaining spaces as soon as single spaces are sold.

Earlier this year, owners of two Ventura County mobile home parks took initial steps toward conversion, and last week the owners of Ventura's Star Dust Mobile Estates informed residents of their intent to do the same.

Mobile home park residents are backing two bills that have advanced in the Legislature this spring that would restore the ability of local governments to impose rent controls in condominium parks.

The root of the issue is the owners' intense desire to get out from under "oppressive rent-control

ordinances," said Sheila Dey, executive director of the Western Manufactured Housing Communities Association.

Dey said if AB1309, which would eliminate rent control on spaces once a coach has been sold to a new owner, were to become law it would eliminate the economic pressure on owners to convert parks to condominiums. "They wouldn't feel the need to do that, because they would be capturing some of their investment," she said. "The desire to subdivide is motivated by these oppressive ordinances."

Rent controls were enacted across the state, including in most Ventura County cities, in the '70s and '80s as a means to protect mobile home owners from runaway costs. Local officials were persuaded to act because of the unique economic situation of mobile home owners, who are part homeowners and part tenants.

Many are paying mortgages on their homes in addition to rent on the land on which the homes sit. Their mobile homes, despite their names, cannot practically be moved, so they do not have the option of an apartment dweller to simply move if the rent becomes too expensive.

The same economic conditions still apply, argued Maurice Priest, lobbyist for the Golden State Manufactured-Home Owners League. In the case of apartment rents, he said, "There's a market check that applies, but as long as a mobile home sits on a lot, the homeowner's going to have to pay rent."

Ventura County Supervisor Steve Bennett of Ventura, who has become a leading advocate for changing the laws governing condominium conversions, said it is not a solution to eliminate rent controls on new residents in exchange for slowing the movement to convert parks.

(Continued on Page 7 bottom)

**AB 1309 (Calderon)
Passes Assembly Housing Committee**

Posted : Wed, 09 May 2007

**Author : Western Manufactured
Housing Communities Association (WMA)
SACRAMENTO, Calif., May 9**

Earlier today, the Assembly Committee on Housing and Community Development passed AB 1309 (Calderon). The bill, sponsored by the Western Manufactured Housing Communities Association (WMA), would permit what is known as vacancy decontrol by allowing a one-time rent adjustment for a new mobile home park resident, while not impacting any current residents.

"AB 1309 represents a balanced, common sense approach that fully safeguards the rights of existing residents while ensuring the continued economic viability of mobile home communities as an essential housing option in California," said WMA executive director and general counsel Sheila Dey.

AB 1309 maintains existing protections for residents who wish to remain in their rent-controlled communities. The legislation does not prohibit rent control ordinances in any local jurisdiction, modify any other aspect of local rent control ordinances (other than requiring statewide vacancy decontrol), raise the rent of or otherwise affect any current resident or undo existing protections against resident eviction.

"AB 1309 provides a sensible solution for mobile home park owners -- most of which are family-owned, small businesses -- who want to continue to operate their mobile home parks rather than convert the parks to another use or subdivide into individual lots," continued Dey.

AB 1309 mimics existing state law and local ordinances pertaining to vacancy decontrol. The legislation reflects existing vacancy decontrol provisions contained in more than half of local mobile home rent control ordinances. Furthermore, AB 1309 is based on successful precedent in California state law regarding apartment rent control which allows for vacancy decontrol (Costa-Hawkins Rental Housing Act of 1995).

The Western Manufactured Housing Communities Association (WMA) is a nonprofit organization created in 1945 for the exclusive purpose of promoting and protecting the interests of owners, operators and developers of manufactured home communities in California. WMA assists its members in the operations of successful manufactured home communities in today's complex business and regulatory environment. WMA represents more than 1,700 member parks located in all 58 counties in California. The vast majority of WMA's member companies are family owned and operated business dedicated to providing quality housing to Californians.

Contact: Sheila Dey (916) 448-7002

"I wouldn't see that as an appropriate compromise" he said.

Bennett noted that rent controls provide certainty in the market and allow a buyer to predictably calculate what his living expenses would be: the mortgage payment plus rent.

"When you're buying your coach, you're buying the certainty of rent control," he said.

If new buyers did not have that certainty, they would not be willing to pay as much for their coaches and would have to pay far more in rents to the park owner. "It would be a huge transfer of equity from park residents to park owners," Bennett said.

Meanwhile, the condo-conversion movement is spreading in Ventura County. Attorneys for the Star Dust park met with residents on May 3 and notified residents by letter that the park "plans to file" documents to convert the park.

Ventura City Attorney Robert Boehm said he believes a city ordinance that prevents condominium conversions unless there is a citywide vacancy rate of at least 5 percent would prevent Star Dust or other parks from proceeding.

"That's an issue of some import to us," he said. By Timm Herdt (Contact) May 10, 2007

Rent Control In The San Joaquin Valley

The history of rent control in mobile home communities in the Northern San Joaquin Valley and foothills:

November 1995: Tuolumne County approves a mobile home rent control ordinance.

1998: Equity LifeStyle, a Chicago-based company, buys three parks in Stanislaus County: Colony Park in Ceres, Coralwood Mobile Home Park in Modesto and Quail Meadows in Riverbank.

August 2005: A small group of mobile home residents forms Stanislaus Mobilehome Owners Advocates to do something about rising rents. They begin circulating petitions and then questionnaires in mobile home parks.

January 2006: Rents in Equity LifeStyle's parks rise \$85 to \$100 a month. Sharon Burch, a longtime mobile home activist living in Colony Park, organizes protests. The city of Ceres begins to look at rent control.

March 2006: Hundreds of mobile home residents plead with the Stanislaus County Board of Supervisors for a rent control ordinance. Some other parks are following Equity LifeStyle's lead with stiff rent hikes, they say. **June 2006:** An ad hoc committee of county and city officials is formed to seek solutions.

December 2006: The ad hoc committee concludes that a mobile home rent control ordinance is the only solution. The concept is to pass an ordinance in the county and each of the cities, and share in the cost of any legal challenges. An ordinance based on one drawn up in Citrus Heights is drafted.

March 2007: Stanislaus supervisors vote unamously to stop work on the ordinance after a meeting with Equity LifeStyle's representatives. Supervisors say they will try to work out an agreement with Equity LifeStyle on long-term leases, a slowdown in rent hikes and help for qualifying hardship cases.

March 2007: Turlock approves a mobile home rent-subsidy program for low-income residents.

April 30 2007: The Modesto City Council votes to proceed with a mobile home rent control ordinance.

(Modesto) Rent control moves ahead

"Shameful" rent hikes at one of Modesto's mobile home parks persuaded the City Council on Monday to advance a rent control ordinance that would protect people on fixed incomes.

Council members left no doubt that they were targeting Equity LifeStyle Properties, the Chicago landlord that in eight years raised rents to about \$800 a month from about \$400 at a Modesto mobile home park for senior citizens.

"Making large amounts of money on the backs of seniors just because they can is criminal," Councilman Will O'Bryant said.

However, the council's potential ordinance would affect dozens of mobile home parks in the city. Some park owners complained that rent control would punish them for Equity LifeStyle's practices.

"I don't think rent control is a good solution to a one park, one issue problem," said Bill Schweinforth, a representative from Modesto's Friendly Village mobile home park.

By a 6-0 vote, council members directed City Attorney Susana Alcalá Wood to write a rent control ordinance for mobile home parks that would be subject to council review.

She said she also would look at a possible rent "rollback" that could return the fees mobile home owners pay to previous levels. O'Bryant asked her to return to the council with an update in 30 days.

Councilwoman Kristin Olsen left the meeting early and did not vote on the proposal.

The council's decision breaks from the course the Stanislaus County Board of Supervisors took a month ago when it voted unamously to abandon

efforts to pass a rent control ordinance.

Equity LifeStyle provided the board assurances it would adopt a "hardship" program that would limit rent for certain residents to 33 percent of their income.

"We felt that the problem was with this one company and I think we've gotten enough out of them where it's acceptable to me," Stanislaus County Supervisor Jim DeMartini said.

Peter Underhill, an Equity LifeStyle regional vice president, told the council, "Our company believes rent control is unconstitutional and a failed social policy."

He told the council that Equity LifeStyle raised rents in Coralwood, the company's Modesto park, to bring them up to market rate. Previous letters the company sent to residents suggested that it determined the market rate by evaluating all residential properties in the county, not just mobile homes.

A year ago, the city of Ceres determined the average mobile home rent in Stanislaus County was about \$425. It conducted the study because of swiftly rising rents in Colony Park, a Ceres property owned by Equity LifeStyle.

Equity LifeStyle has a well-established record of fighting rent control ordinances in court. Its November 2005 letter to Colony Park residents said it was raising rents in part because it feared rent control measures in California.

A state database lists 39 mobile home parks in Modesto with 2,816 spaces. It isn't clear which of the parks are outside the city limits but carry Modesto mailing addresses.

Mobile home owners rent the spaces on which their homes sit. Moving one out of a park costs as

much as \$10,000, a price that has some seniors walking away from their investments, rent control advocates say.

"The thing that's different about this is, we're talking about a captive market," Councilman Brad Hawn said.

For more than a year, mobile home owners have lobbied local governments to take action against Equity LifeStyle and other parks. O'Bryant studied the company through a city-county committee charged with evaluating rent control.

"We're grateful," said Sally Stouder, 69, a resident in Morningside mobile home park.

Council members said they were not comfortable with the one-size-fits-all approach of rent control, but they didn't see other solutions that would assist mobile home owners on fixed incomes.

Councilwoman Janice Keating suggested the council should review zoning laws that inhibit the development of new mobile home parks. She said the city does not have enough mobile home parks for the market to set a fair rent for longtime residents.

The council was skeptical about arrangements Equity LifeStyle was making to avoid rent control with long-term lease agreements and hardship programs.

"Folks at ELS, you should be ashamed of yourselves," Councilman Bob Dunbar said.

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By ADAM ASHTON

aashton@modbee.com Posted on 05/01/07

Hayward puts moratorium on mobile home conversions
'They're going to have to answer to God'

By Matt O'Brien, STAFF WRITER Article Launched: 05/10/2007

The owner of the Eden Gardens Estates wants to subdivide the Hayward mobile home park so that residents own their own lots. Entering into what could be a difficult battle against a growing state-wide real estate trend, the City Council unanimously voted Tuesday night to hold a moratorium on mobile home conversions. The move gives a 45-day reprieve to residents of Eden Gardens Estates, a mobile home park where the owner has begun a process to "condolize" the 128-unit senior citizen community, thereby exempting the park from local rent control. City officials, worried that such conversions could create a severe shortage of hard-to-replace affordable housing, said the moratorium gives time to wade through the complexities of an issue that has been quietly debated at the statehouse this year.

"To do this kind of thing is unforgivable, really," said City Councilwoman Doris Rodriguez, echoing Eden Gardens residents who have decried what they consider the forced conversion of their park.

Dozens of Eden Gardens residents crowded the council chambers Tuesday night and forcefully applauded when the council voted in favor of the moratorium. Dennis Tucker — speaking for his mother, who is in her 90s and on a fixed, \$620-a-month income — said she could never afford to buy the land she lives on. "I think this is a tragedy," Tucker said. "They're going to answer to God for this because they're placing these people in poverty."

Park owner Preston Cook did not attend the Tuesday hearing but spoke at the park clubhouse to a small group of Eden Gardens residents Wednesday afternoon, trying to explain what he and attorney Sue Loftin argue are the unjustified fears and rumors about their plans. "If someone wants to sit

and do nothing, they're not going to see much of a difference," said Cook, who is also a former president of the San Francisco Housing Authority.

If converted, the mobile homes in the park would continue to be mobile homes. But they would become real, not just personal, property, so that whoever owns the home owns the lot below it, as well. Using a provision in state law that allows them to subdivide the park, owners would create a tiered system between those who buy into their property and those who continue to pay rent.

Low-income homeowners who cannot afford to buy would be able to continue to rent their spaces. Although Hayward's longstanding rent control protections would cease to apply, state law has its own provisions that limit the amount that rent can increase every year. Cook said he also would increase the income amount beyond the state minimum, so that more people can qualify for those rent protections.

Those who still don't qualify as low-income and don't want to buy their space would have their rents hiked up to the "market rate" over a period of four years. Residents of the close-knit park said news of the proposed conversion has created a sense of stress and uncertainty in a community they bought into because of its stability. Built in 1969, the seniors-only park sits on West Winton Avenue across from the Hayward Executive Airport.

Cook bought the park in 2001 from its original owners, the Brenkwitz family, and said he decided to convert and sell it so he can retire from the business. He is also attempting to convert a park in Sonoma County and sell two other parks in Oregon.

He said the 45-day moratorium does not create a problem for the process, but he hopes that city leaders and residents will come out of it in support of the conversion. Either way, however, the city cannot stop it because it is allowed by state law, Cook argued.

Bob Billmire, a resident of the New England Village mobile home park and an activist with the Hayward Mobilehome Owners Association, said Cook's move mirrors similar conversion attempts across the state and has serious implications for the more than 2,000 Hayward households who live in these parks.

Once a park's oldest residents begin leaving, the old coaches that take a lot of maintenance are swept off the land and replaced by more expensive units. Future buyers will have to pay condo-level mortgages to buy into a park, potentially eroding the community's status as a haven for those who have trouble affording to live anywhere else, he said.

"The idea, of course, is to eliminate all mobile home (protection) ordinances in California," Billmire said.

City officials already have hinted that they might seek to extend the 45-day moratorium by up to 10 months, a move that park owners are likely to object to. In the day before the Tuesday night vote, activists from the Western Manufactured Housing Communities Association, an advocacy group for park owners, began lobbying individual council members.

In East Palo Alto, a park owner recently sued for more than \$14 million in business-related damages after council members there pursued a moratorium extension.

And state legislators now are debating whether to keep or throw out the current provisions that make these mobile home conversions possible.

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CALIFORNIA PROPERTY OWNERS PROTECTION ACT—UPDATE

This serious threat to rent control continues to roll on toward the ballot box in November 2008. On January 22, 2007 the California State Attorney General has given it a "Title and Summary." This allows its supporters to get signatures to place it on the ballot. **DO NOT SIGN THEIR PETITIONS!**

Initiative No. 06-0039

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure: GOVERNMENT ACQUISITION, REGULATION OF PRIVATE PROPERTY. INITIATIVE CONSTITUTIONAL AMENDMENT.

Amends California Constitution to bar state and local governments from condemning or damaging private property for private uses. **Prohibits rent control and similar measures.** Requires government to compensate private property owners for certain land use, housing, consumer, environmental and workplace regulations. Compensation generally not required for regulation undertaken to preserve public health and safety. Defines "just compensation." Prohibits deference to government in property rights cases. Condemned private property must be offered for resale to prior owner at current fair market value if, within five years, government abandons proposed condemnation's objective. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: Unknown, potentially major annual governmental costs related to damages or takings of private property. (06-0039.)

(Oregon Residents) Swimming against the tide

Mobile home owners buck trend of park closures by purchasing Lakeshore Estates

By BENNETT HALL Gazette-Times business editor Monday, April 23, 2007

With the cost of land rising rapidly, thousands of mobile-home owners around Oregon have found themselves forced to move as their parks have been sold for high-value redevelopment or to investors who jack up space rents to maximize returns.

A year ago, the residents of Lakeshore Estates near Corvallis thought they might be joining the sad exodus of displaced doublewides. Now they're on the verge of becoming just the second group of mobile home residents in the state to buy the park they live in. "We're hoping to close by the first of March," said longtime resident Jim Foster.

Lakeshore Estates opened in 1969 on the banks of Colorado Lake, a cutoff stretch of old Willamette River channel that used to be a popular recreation spot for locals, with swimming, fishing, boat rentals and even dancing on warm summer nights.

The 44-space park still has a rural feel, with tall firs towering over a mixed collection of old and new homes laid out along winding asphalt lanes. The space rents are modest, averaging just more than \$300 a month. "We're like our own little city back here," said Janice Statham, an 18-year resident with a lakefront space. "It's quiet. We've got the geese on the lake, and we have herons and egrets. We have a visiting eagle." The people who live here range from young families in starter homes to retirees who thought they'd never have to move again. But about a year ago the owners started talking about selling the 13-acre property, and residents started to worry.

"There's no rent control on mobile-home parks," Foster said. "A new owner, they could give 90 days' notice and raise the rents to whatever the market would bear." Relocating would be a serious hardship for most of the residents. Moving a

mobile home is a major operation that can cost \$5,000 to \$10,000 — if you can find a place to move it to. The number of parks in Oregon is shrinking, and many won't accept older units. As Foster put it: "Mobile homes are not that mobile."

The problem has accelerated in the last five years. Since 2002, according to data compiled by the state, more than 60 mobile-home parks have closed around Oregon, taking nearly 2,300 spaces off the market. Those numbers are probably low; not all park closures are reported.

A creative solution

Until now, only one group of Oregon mobile home residents has bucked the trend. In 2003, the residents of Springlake Park, a 147-site community near Scappoose, pooled their resources to buy their park. The \$6.6 million deal was put together by Beaverton lawyer Anthonie Woller and Deane Sargent of PMC Financial Services, a California company that specializes in the emerging resident-owned mobile-home park niche.

That's where the Corvallis homeowners turned for help. As he did with Springlake, Woller helped the Lakeshore Estates residents form a nonprofit mutual benefit corporation, run by a co-op with Foster as president, so they could deal with the property owners as a single entity rather than separate individuals.

Sargent helped them put together an innovative financing package to buy their park, which worked out to around \$2.1 million for land and transaction costs. "It's essentially a fairly sophisticated, highly leveraged buyout of a mobile-home park by folks who've never done this sort of thing before," said Sargent, who's been involved in more than 30 park purchases around the country. "It's held together by baling wire and rope and chewing gum and all these things, and you never really know

what the final deal is going to look like until it's all over.”

The centerpiece of the Lakeshore Estates deal is a \$1.7 million mortgage from Column Financial, a subsidiary of Credit Suisse First Boston. That covered about 85 percent of the cost, but to get the mortgage and swing the rest of the deal, the residents had to come up with \$400,000 in equity. To raise the equity, the co-op sold shares in the corporation. Priced at \$13,000 apiece, the shares grant members a 99-year lease on the land.

Few if any of the Lakeshore Estates homeowners had that kind of money lying around, so they needed additional financing. That came in the form of share loans from ShoreBank Enterprise Cascadia, a community-development lender in Ilwaco, Wash.

The state of Oregon also helped out with a \$100,000 loan to be repaid at closing.

To date, 31 of the park's current 42 residents (two spaces are empty) have bought shares in the corporation. Residents who didn't have much cash could buy in for a minimum down payment of \$600, with the rest covered by loans. Those who don't buy shares can continue to rent from the co-op.

Putting the transaction together involved a lot of work from the co-op board and other Lakeshore Estates residents, who found they had a million details to work out, from writing up bylaws to overseeing property-line adjustments.

“It's been a long slog,” Foster said. “We've been meeting weekly for about a year.” The whole package will have to be refinanced 10 years from now, after the residents have built up more equity in the park. To get to that point, space rents are jumping up to \$429 a month. But that increase is temporary. “Over time, those rents will come down,” said Bert Cleary, the co-op vice president.

And that — along with the security that comes with living in a resident-owned park — has sud-

denly made Lakeshore Estates a very attractive community for mobile-home owners. “We have two vacant spaces, and we're already getting calls — I got one from Arizona and another from Sacramento,” Foster said. “Because this is a nationwide problem.”

By the numbers

1,342 - Mobile home parks in Oregon

67,650 - Open spaces in state

61 - Oregon parks closed since 2002

2,291 - Spaces lost in last 5 years

Source: Oregon Housing and Community Services Department

Editor's Note: I've included this article even though it describes a situation in Oregon, not in California. It is a good example of the process by which residents can purchase their park. Residents now do not fear the future! They have a voice in the management of THEIR park. And they can take pride knowing they can improve their property.

CoMO-CAL supports such purchases. As soon as escrow closes, the HOA resident organization becomes the owner of the park. As noted in the article, rents have had to increase, but will come down over time.

We understand this situation does mean residents have to be more active in park affairs and take an interest in their park.

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Mobile home park residents fight change

Seniors are unhappy that young families may be coming

THE TUSTIN NEWS Tuesday, May 8, 2007
BY ERIKA M. TORRES

But some residents at Tustin Village Mobile Home Park on the 15300 block of Williams Street are worried their quality of life may suffer now that it is accepting residents of all ages after being a seniors-only community for more than 25 years.

On April 24, Sierra Corporate Management of Anaheim, the park's caretaker, announced that over a period of six months the community would become an all-age park.

"Affordable housing for anybody, not restricted to seniors, is in high demand, especially in Orange County," Sierra Management President Abe Arrigotti said.

But some seniors, including Billy Hall, say the decision violates a verbal agreement made two years ago with Arrigotti and Mayor Lou Bone and Councilman Jim Palmer. The agreement was intended to ensure the park would stay a seniors-only community if residents accepted gradual rent increases.

Since two years ago, when Sierra took over from the previous ground-lease holder, rents have increased from \$600 to an average rate of \$780, according to Arrigotti. Per terms of the agreement, he also provided applications for the county Mobile Home Rental Assistance Program which gives qualified residents a 10 percent rental discount.

Arrigotti called the agreement a "good-faith offer" but maintains the residents have not upheld their end.

Bone agrees with Arrigotti saying the seniors violated the terms of the agreement by "beating him (Arrigotti) up all the time" and complaining of rent increases. "This is a property rights issue; it has nothing to do with the city."

Bone requested that Arrigotti conduct a survey to see if residents preferred an all-age or seniors-only park. The

results of the survey will not be known until the end of the week, but Arrigotti said even if the results show residents prefer a seniors-only community, the transition toward an all-age park will continue.

Arrigotti said the decision comes because of market demand. He adds that Sierra's 15-year ground lease extension shows the company's commitment to preserving the park.

Some residents say they are struggling to keep up with rent increases while they battle to keep the community all seniors.

"We moved here to live a peaceful life," Resident Audrey Swearngen said. "We thought we were set and now we have to compete."

Tustin Village Mobile home has no parks or yards, and children play in the roadways where residents drive, Swearngen said. "The worst part is neither the seniors nor the children are going to be safe."

Since the park began changing to an all-age park, no non-seniors have moved in, Arrigotti said.

Six residents have written letters to Swearngen stating they were misled to believe the park would stay an older-persons community. Mark Rohde said a manager told him the owners had recently signed a 30-year lease and "absolutely did not want children in the park."

But not all residents feel the same. Maureen Leonard, 62, is happy with the new agreement. Leonard could not afford the park's rent increases but was unable to sell her home because of the age restrictions. She also is happy the park will now offer affordable housing to families.

"The majority of (seniors), because they are on a fixed income, cannot actually stay here and afford the large increases in our rent," Leonard said. "They've got to start exploring their options, and there are options."

Contact the writer: 949-553-2918 or etorres@ocregister.com

What Every Mobilehome Owner Should Know 2003

What laws govern living in a mobilehome park?

There are a number, but the two major areas of state law relating to mobilehome parks are:

The Mobilehome Residency Law (MRL) is the 'landlord-tenant law' for mobilehome parks, found in the California Civil Code. The MRL spells out the rights and obligations of the park owner/management and mobilehome owners or residents relating to such issues as notices of rent increases, rental agreements, resale of a home in the park, or termination of tenancy. State or local government agencies do not enforce these Civil Code provisions. If a dispute arises the park management or the homeowner must seek enforcement or damages through the courts.

The Mobilehome Parks Act establishes health and safety (building code) requirements for both parks and mobilehome installations. These code requirements spell out the minimum standards for park common area facilities, such as roads and utility systems, as well as code requirements for mobilehome and accessory installations. The Department of Housing and Community Development (HCD) or delegated local government agencies enforce the Parks Act.

What are My Rights if the Park is Closed for Conversion to Another Use?

Normally, a permit from the city or county planning agency will be required to convert a mobilehome park to another use, but if no local permits are required to convert the park to another land use, the management must give you at least 12-month written termination notice.

Where permits are required, the park management must give homeowners at least a 15 days' written notice that they will be appearing before the local agency for a permit for the park's

change of use. The local agency must require the park to submit a report on the impact that the park's conversion will have on the ability of residents to find alternative places to relocate, and the local agency may require the park to pay the reasonable costs of residents' relocation as a condition of obtaining the permits. Once all permits have been obtained, the management must give homeowners a 6-month written termination notice. The park management must also give prospective homeowners a written notice of any planned park conversion before they move in.

How is my mobilehome taxed?

Pre-July, 1980 mobilehomes are usually subject to an annual state vehicle license fee (VLF). Mobilehomes manufactured on or after July 1, 1980 and those permanently fixed to the land are subject to local property taxation. The sale of new mobilehomes and used mobilehomes subject to the VLF are also subject to a sales tax. Homeowners may have to pay property taxes on their mobilehome accessories (carports, cabanas, etc.), depending on the value of the accessories. In newly developed parks or spaces, new buyers may also have to pay a school impact fee. Mobile-home owners in parks may also be subject to a rent 'pass through' of certain government fees, such as rent control space fees or park inspection fees.

Do I Have a Right of Privacy in My Mobile-home?

Yes. The park management may enter your mobilehome lot only to maintain the utilities, trees, driveways or for maintenance of the space in accordance with park rules when you fail to do so, but only at a time or in a manner that does not disturb your right of privacy. The management has no right to enter your mobilehome without your prior written consent, except in the case of an emergency or where you have abandoned the mobilehome.

OTHER NEWS ACROSS THE STATE

NIGHTMARE IN PALMDALE CONTINUES for JANEL COREY.

The nightmare continues for Janel Cory. Here are some recent emails from her to CoMO-CAL:

April 23, 2007: Mr Treyvillian (the park attorney) is dragging me into court tomorrow for contempt of court. He wants criminal charges against me for the sprinkler incident (over watering). Can you believe this??? I'll keep you posted.

May 10, 2007: Mr. Treyvillian deposed me for three hours. BASTA (refer to April THE VOICE, page 4-5) and my attorney John know I will win. They are extremely, very much into my case. Mr. Treyvillian asked me about your site. Remember the article about Mr. Treyvillian in April issue of THE VOICE, Page 14—Mobilehome Suit Allowed to Go Ahead) and my postings on the message board at comocal.org. Like I said, Mr Treyvillian is very upset that we exposed him. Good work!! The latest is the harassment about my sprinklers. The sheriff coming and giving me a field sobriety test on my porch. The injunction and restraining order was denied and Mr. Treyvillian went into court this morning to ask judge Rosenfield to decide this eviction proceeding today. It was denied.so....he is fighting with all he has to ruin me, but it seems his efforts thus far are worthless. I will keep you posted on my eviction trial date. By Frank Wodley

WHY ARE SENIOR PARKS BEING CONVERTED TO ALL AGE?

Milt (Burdick), I read the article with great interest. I feel some of the residents are simply missing the point of their park going "Family." Being in the business, I can tell you exactly what is going to happen. Their real problem will not be the kids as much as the rents will skyrocket. Believe me, the primary reason parks go "family" is not to allow for a greater market segment of affordable housing as claimed, but **to justify much higher rents.** Time will tell.

By John Sisker Senior Sales Consultant Mesa Homes & Park Resident of Pacific Mobilehome Park a "Family" Park jsisker@sprynet.com (714) 815-7625

CoMO-CAL WORKS BY NETWORKING AMONG MEMBERS

Thanks again for giving Dave Loop and Bob Hites my address and phone number. We've had talks and both learned from each other. Just what people needed. Anyone calling me gets praise about CoMO_CAL for helping residents by putting us together. Rosemary Tomai is another (terrific source of information). By Gerald Lenhard 760-745-3734

BLUE RIBBON COMMITTEES—AN OLD WMA TACTIC TO STOP “ACTIVE” GROUPS

There is a 20 year history of local politicians forming phony groups/blue ribbon committees and other such ilk, which include resident representatives, park representatives, etc. There is NO group that EVER succeeded. These committees are designed to stop “active” resident groups and do so every time. This is a very old WMA tactic. Check it out with ANY group that accomplished something.

WOULDN'T IT BE WONDERFUL IF?

All mobilehome owners owned their park or the land under their home

Groups like the WMA didn't exist

Managers/owners treated us with respect—no more harassment or intimidation

Rent increases were CPI or less

Seniors, low income and others had the opportunity to rent affordable housing with reasonable rents.

Groups like CoMO-CAL were a thing of the past because life in mobilehome parks was terrific.

Rent control could be permanent and all renters were covered by it.

We could feel as if we actually lived in the United States, the land of the free!

By Frank Wodley, CoMO-CAL President

MANAGER ARMED WITH GUN in MARYSVILLE MOBILEHOME PARK

Our representative Bob Hites recently visited a neighbor park in Marysville, Yuba County. Residents there feel afraid and intimidated. No wonder. The manager, a lady in her early 60's carries a gun in her waist band. Bob reported this to local police who immediately came, with guns drawn. Since the incident was on private property, the Deputy cited her and told her to report to the DA's office. Updates to follow.

ROADTRIP TO HEMET by Frank Wodley

I recently went on the road again, making stops in El Monte, Riverside, Perris, and Hemet. I met and spoke with my friends Gail Mertz in Riverside and John Fatone in Perris.

CoMO-CAL has a chapter at Villa del Sol in Hemet. Pam Partridge of Hemet and I spoke to a large group of residents there about CoMO-CAL, the local organization, and the threats to our way of life.

I wish their new board all the success. CoMO-CAL will put more articles specifically about the Hemet area in the VOICE in coming months. Keep up the good work in Hemet.

LET'S STOP AB 1309—NOW!

Please take the time to write your congressman. We MUST stop AB 1309. All mobilehome owners are urged to help stop it. Tell your friends and neighbors. CoMO-CAL will be focusing on AB 1309 in its new OReO program of fliers into parks. But you must do your share also. We have phone lists, perhaps call us and volunteer your time to call parks across the state of California. **STOP THIS BILL NOW!!**

BOB HITES and his experiences with GSMOL & CoMOCAL

My name is Robert Hites and I live Marysville, Yuba County, 40 miles north of Sacramento. My single wide is located in a twelve space mobile home park. The space rent is \$350.00 per month and there are no amenities. Residences are seniors although we have a family here that has lived here seventeen years and they have two twin girls. It has been a pleasure watching them grow.

Recently the park was purchased by a new out of town park owner. The rent was increased and the amenities were taken away. It became an overnight nightmare. The owners representatives were very business like: however we soon found out that they were also very critical of seniors and acted as though they were better than us as we lived in trailers and not manufactured homes. Most of the homes are over 25 years of age. Well it wasn't long before things needed to be fixed. Telephone calls to the property manager were not being returned and letters were sent but not answered and it was telephone tag at the highest levels of humanity's stupidity.

So, where do I turn? Join **GSMOL**, right? I was told they can help you. So I rounded up all the residents and asked them to join **GSMOL** as they would. guide us through the storm. Well words and letters were being used like **MRL**, conversion ordinance, rent control, rent stabilization and items that this old country boy had never heard of. So, I call **GSMOL**, main office. Very politely was informed to contact a field Representative. I did and he responded when he could as he was experiencing health problems with his wife and I can understand that. I also understand that these folks are all volunteers.

Well my e-mails were not being returned in a timely manner, My telephone calls were not being returned. So, I go back to **GSMOL** and inform

them I want to be a Chapter. Fine, they will send me the information and they would put my name before a Board of Directors. Great, lets get something done as people were looking for answers and were not getting any. So, finally they called and said you need to become an association, okay how do I start that, simple, you need a **PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER AND NOTIFY** your landlord or owner. We did that, we created bylaws on our own, we created all documents for our letterhead and **MEMO** forms as this is the way that the park owners communicate with you. Nothing is signed, everything is generic so that one form fits all and you read what they expect you to do. It takes time.

You learn to ask questions of strangers like Senator Correa, Administrative Aide, extremely helpful, you call county supervisors and you invite them to your homeowners Association meeting and you bring in the big guys that are against rent control and tell you straight up not in our county, which is Yuba. Of course the people in the manufactured homes are shocked and wonder why this could happen to them. Well, it is a five letter word **GREED**. We are business people and cannot be bothered with those Seniors that can barley walk, cant see and some are fortunate that family, most do not for one reason or another. But you get to see just how poorly the seniors are treated. Men, women, veterans, retired from all walks of life and on pension that could not feed a large crow. It is sad.

There is help and that is in the form of legal aid, super people, kind, considerate and informative. Even County Supervisor agree that something has to be done, but there are just not enough hours in the day. So we ramble along and we talk to attorneys, we find common ground with other Seniors.

Then we found an organization called **CoMO-CAL**. That stands for Coalition of Mobile Home Owners of California. The president is Frank Wodley and he has become the best source of information bar none on this planet for mobile home owners and residents. Within the last 30 days he has given us more support and more valid information that was sound and definitely needed.

His candor and determination is beyond of what any one would expect. I have never met the man but we have e-mailed and spoke over the telephone several times. I call him Kemo Sabi, that means friend in Indian and he calls me Tonto. That is okay. A friendship has resulted and a trust that is hard to beat.

So I encourage each of you that reads the VOICE to join our band of determined Seniors to take back the streets and stand tall and make the owners and management corporations obey the MRL (Mobile Residency Laws). They were written for a purpose and not be discarded.

Currently I am working on organizing seniors in other parks throughout Northern California. I know it can be done and if each of you stand a little taller and holds some of these greedy, better than thou attitudes and make your leaders be accountable we shall win the peace of mind we all have worked for.

BE PROUD OF WHO YOU ARE, DONT LET ANYONE OR ANYBODY OR ANYTHING THINK THAT THERE TIME AND THERE WAY IS THE ONLY WAY. IT IS NOT. There are two sides to every coin.

Bob Hites
Northern California
CoMO-CAL Representative
530-743-2965
anvil95993@yahoo.com

Presidents Note:

We welcome Bob to our growing team of representatives across the state. I am impressed by Bob's down to earth style, his real interest in others, his dedication, and determination to make a difference.

Bob has a terrific sense of humor. We all need it when dealing with the serious problems found in many mobilehome parks. Bob is a 24 year military veteran who served us in Viet Nam. He speaks four languages plus English.

Along with Bob comes Theresa Spradley. Theresa is not a mobile home owner. In fact Theresa brought her mom from Chicago to live near her. Thinking a mobile home would be the ideal place, she recommended her mom move into Alpine Mobile Home Park only to find that a mobile home park is full of fear, intimidation and harassment. Now Theresa is part of our team. She will not sit back and allow this to happen! Theresa is determined to make a difference and CoMO-CAL welcomes her help and expertise!

If you are tired of the present situation in your mobilehome park and around the state. If you want to make a difference, please join Bob and Theresa and others around the state. Volunteer to be a CoMO-CAL representative. We will put your contact information in the VOICE so other mobilehome owners in your area will know who to contact.

This does not take much time. This does not take much expertise. Questions can be directed to Chatsworth.

If you want to help, whatever way, please give me a call at 1-800-929-6061. Perhaps you will distribute the mini-VOICE while you take your evening walk. CALL ME! Perhaps you can send a donation of \$5. DO IT! Whatever you can do, it will be appreciated.

Thank You. Frank Wodley

Rent Control in Jeopardy!! Legislative Support URGENT!!

Senate Bill 900 introduced by Senator Corbett and Assembly Bill 1542 introduced by Assembly Member Evans needs the support of ALL mobile home park residents whether or not your city or county has a mobilehome park (MHP) rent control ordinance. Reasons - to ensure that local rent control ordinances don't become null and void and to preserve authority to permit such ordinances to become law in the future.

BACKGROUND

Within the past few years, a series of events have given rise to a statewide wave of applications by mobilehome park owners to convert their parks to so-called resident-owned condominiums or subdivisions, which enables park owners to eliminate local rent control with the completion of a largely ministerial subdivision application and the sale of a single space.

Government Code Section 66247.5 was originally intended to support the long-term affordability of mobilehomes by encouraging the sale of parks to the residents. Unfortunately, the language of this section, combined with an appeals court case have together created a loophole whereby park owners have a simple and convenient avenue to do away with local rent control.

The Code and the case together establish that local governments cannot condition or deny mobilehome park subdivisions, and that once a single lot is sold, the rent on any space occupied by households above lower income levels rises to market rates over four years. Fundamentally, if one person buys their lot it should not cause other residents, who may have made the decision to move to the park because of the local rent control protection, to lose their local rent control protection.

In 2002 AB 930 (Keeley) was passed which allowed local governments to require park owners, as part of the Subdivision Map Act process, to provide the city or county with a "survey of support" to assure conversions were "bona fide." Because the language is not clear, there are differing views on whether a city or county can deny a park condominium conversion if the survey shows little or no resident support for the conversion.

SB 900 (Corbett) and AB 1542 (Evans) have been introduced to address this threat to mobilehome park residents and counties' stocks of affordable housing. These identical bills would repeal the section of the Government Code that allows park owner-initiated subdivisions, thus protecting mobilehome park residents and the stock of affordable housing.

Individual mobilehome park residents and homeowners and local groups such as park associations, coalitions and or chapters of CoMo-Cal. CMRAA (California Mobilehome Resource and Action Assn.) and GSMOL should request their city councils or county board of supervisors pass resolutions similar to the following one passed unanimously by the Tuolumne County (TC) Board of Supervisors April 24, 2007.

Continued on Page 21 **RESOLUTION**

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TUOLUMNE

SUPPORTING CHANGES TO STATE LAW TO PROTECT MOBILEHOME PARK RESIDENTS AND ENCOURAGING THEIR ADOPTION AND URGING OTHER LOCAL GOVERNMENTS TO SUPPORT THESE CHANGES

Whereas, mobilehome park residents rely upon the County of Tuolumne's Mobilehome Park Rent Control Ordinance to protect the affordability of their homes, and;

Whereas, Tuolumne County's mobilehome parks comprise an important component of the county's stock of affordable housing, and;

Whereas, the continuation of local rent control is necessary to protect mobilehome park residents and the stock of affordable housing, and;

Whereas, Section 66427.5 of the California Government Code eliminates rent control for persons above lower income levels when a mobile home park owner subdivides the park, and;

Whereas, in the California Appeals Court case of EI Dorado vs. Palm Springs the appeals court recognized that Section 66427.5 would enable a Park Owner to enact a sham subdivision that results in the elimination of rent control in the park for persons above lower income levels, and;

Whereas, subsequent amendments of this section did not eliminate this threat to mobilehome residents and affordable housing despite the express intent of the legislature to do so.

NOW, THEREFORE, BE IT RESOLVED, that the' Tuolumne County Board of Supervisors encourages the revision of 66427.5 of the California Government Code and other sections as necessary to assure that park residents are not involuntarily removed from local rent control or otherwise economically impacted if parks are subdivided or otherwise converted, and encourages approval of these revisions by the California Legislature, and further resolves to encourage all California local governments to support this action.

If a resolution has been passed-great. Regardless, contact your Assembly person and State Senator to urge them to support SB 900 (Corbett) and AB 1542 (Evans). Those bills are two of the most important mobilehome legislation being considered in 2007 by the legislature.

The Homeowners' Coalition Mobilehome Parks of TC (HCMP-TC) President, Rosemary Tomai, presented data to TC officials who understood the need for supporting these bills in order to preserve local MHP rent control to keep parks as affordable housing.

Article by Marvin Rezac, member HCMP-TC and its representative on the Congress of California Seniors (CCS) Legislative Committee. CCS, State-Wide Organization, supports mobilehome, consumer, health care, nursing home, common interest developments as well as other legislation benefiting all age groups.

WE NEED YOU

LET'S FIGHT LEVERAGED IGNORANCE AND APATHY

By Frank Wodley, CoMO-CAL President

Running a state-wide coalition certainly has its ups and downs. I am very grateful to all of you becoming members and renewing your membership. Your membership dues helps us get THE VOICE to you, but we have little left. I appreciate the support and kind words from many. One member has even contributed \$3500. However CoMO-CAL and I are still very limited. We can't do it for you. In fact no organization can solve your problems **without your help. WE NEED YOU TO BE ACTIVE, IF YOU CAN.**

Today we reach less than .1% of all mobile home owners. That's about one in one thousand! So should we quit? Are we a failure? Personally I think we are a success because we have shown we **CAN MAKE A DIFFERENCE.** We are networking those who are actively trying to help all of us. We have many bright, knowledgeable members with years of experience. And we are using their expertise! And we are becoming known around the state. We are the fastest growing advocacy group in the state, and for a good reason—we communicate, we inform, and we are trying hard to UNITE mobilehome owners.

So what is the key to success? Pam Partridge, our representative in Hemet, had a terrific idea. Be active in your local area, and join CoMO-CAL for information around the state. Having an organization in your park is a critical first step. From there, you should form a local "coalition." CoMO-CAL will help you with that process. Keep informed with CoMO-CAL. (Join OreO, please!!)

We must, however, face the facts. Only 1% of

you have made a contribution to our *DONATIONS CAMPAIGN.* So far donations have totaled about \$350. We have members in over 350 parks today, with about 75,000 spaces. Certainly each of you understands the threats to our way of life, like condo conversions, rent decontrol, management issues, or newly proposed laws like AB1309, the new initiative (California Property Owners Protection Act).

You may feel you are immune from each of these threats. "Why organize? Who would lead us? I don't get along with some of my neighbors... We can live with our "out of control manager." We have rent control. Life isn't all that bad. It's hard to organize. I don't know how."

Park owners rely on this kind of response. **The truth of the matter: park owners are leveraging the apathy and ignorance of mobilehome owners. They count on mobilehome owners being unaware what park owners are doing.** Sure our parks often seem nice places to live, but under that façade can lie a business wanting more and more money from us. Park owners, in rent control areas especially, are upset at "subsidizing" rents for other than low income residents.

Take just one issue (rent control) and look at its effects on you. I live in a rent control park in Chatsworth. If my owner were to do a condo conversion, AB1309 were to become law, or the new "Prop 90" were to pass, **rents could easily double, costing everyone in my parks tens of thousands of dollars.** This is not speculation, this is fact. My mobile home would have NO VALUE! **THREE DIFFERENT THREATS TO RENT**

CoMO-CAL THIS and THAT

1. Thank all of you who have renewed, many for two or three years. Without you we could not function. We are sorry for the problems stuffing the renewal notice into that small #6 envelope. From now on you need not return the notice, simply write RENEWAL on the memo line of your check.

2. One member sent us in a check for \$5. Of course an annual membership is \$15. Our policy, however, is send us what you can. We understand many are on fixed incomes. Our goal is to inform all regardless of their financial situation. We are here to help, not create more problems for you.

3. Effective immediately, we will offer a 90 day money back guarantee if a new member is not satisfied with our service. What does this mean? Simply that anyone who joins now comes under that guarantee. We know THE VOICE is outstanding. It is informative and unique here in the state of California. No other organization comes close to providing it's content. We also answer our phones—seven days a week, from 7am to 9pm.

So what does this mean to you? Now you can tell your friends and neighbors to join CoMO-CAL knowing full well that if they are not satisfied, they can get a full refund, guaranteed. No other organization offers that guarantee. MONEY should no longer be an excuse to join CoMO-CAL and be informed!

4. One member wrote, asking that we not sell her personal information. Rest assured, ALL INFORMATION is kept confidential. It is NOT SHARED, SOLD OR OTHER WISE DISTRIBUTED IN ANY MANNER. Most newsletters are distributed through bulk mail, so no one knows you are a member except your postman.

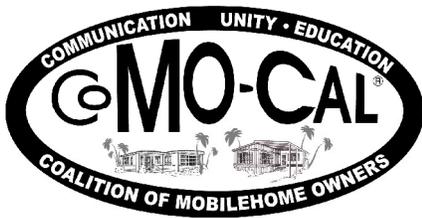
5. Membership Cards: We simply have not had the time to print and distribute membership cards. The address label on each of your newsletters contains your important information, especially your expiration date. Please check it and make sure that date is correct. We are human and unfortunately mistakes can be made. You are the best judge if the expiration date on your address label is correct. If you have any questions concerning your membership, expiration date, or other—please call us at 1-800-929-6061.

CONTROL. And you are affected even if you DO NOT live under rent control now. We DO NOT have the luxury of time. We DO NOT have the luxury of millions of dollars. EVERYONE reading this MUST do his or her part. Subscribe to THE VOICE and tell your friends and neighbors. Join OReO and pass out a mini-VOICE in your park. Donate what you can afford so we can continue to INFORM, COMMUNICATE and UNITE.

WE NEED YOU. Not tomorrow, but today. This is NO JOKE. I could lose \$50,000 overnight. You might lose even more. I understand no one wants this fight, but it is so important that we all do our share. I will help you every step of the way. Call me! 1-800-929-6061. I want to hear from you! You are very important. **NO MORE LEVERAGED APATHY AND IGNORANCE. PLEASE!**

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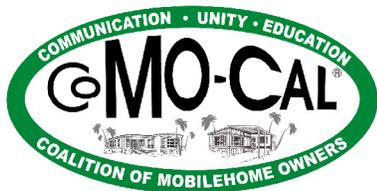


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CoMO-CAL is a non-profit California corporation dedicated to serve mobilehome owners in California.

Our purpose is education, communication and to unite mobilehome owners.

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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