

# Capital

Region  
Mobilehome Magazine

Serving  
Mobilehome Owners in the  
Greater Sacramento Area

**NOVEMBER 2018**

VOLUME 1 NUMBER 9



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# Capital Region Mobilehome Magazine

Serving Mobilehome Owners in the Greater Sacramento Area

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To God be the Glory

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COVER PHOTO: BEVERLY PURCELL

THANKS TO TONY DANIELI FOR HIS SIGNIFICANT  
CONTRIBUTIONS TO THE OCTOBER & NOVEMBER MAGS

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

## YOUR MAGAZINE BENEFITS YOU

a. I appreciate the efforts of all the regional leaders that provide content and get the magazines distributed. Both take hours of work. There simply wouldn't be a magazine without their huge contribution.

b. That being said, I believe all of us (regional leaders, the publisher and our readers) would like to see the magazine be successful, more successful than it already is. After all, it does benefit homeowners, and it is a model for areas that don't have any such magazine. And I believe our readers like it.

c. Advertising is difficult because there are several other for-profit magazines, ones that are well established, delivering into parks. These get the majority of advertising and the businesses that advertise are reluctant to advertise in a 'new' magazine, especially if the advertising is already working for them.

d. This magazine is **YOUR MAGAZINE**. You and your community benefit when it becomes successful. And only with your support will it be. Remember: 1. I'll give anyone a 20% commission for an ad. and 2. When the magazine becomes profitable, I'll share profits. This is not an idle promise. Other magazines are making as much as \$10,000 per month. Don't you want part of it? It will help pay for legal fees, etc? That benefits **YOU**.

e. Some magazines provide a park owner, or a manager, or a resident blank pages to use. One such magazine is printed by Mobile Home Park Board in Atascadero. You may get a similar magazine. Recently, a subscriber to our magazine asked if I'd provide a free magazine for them because his park owner doesn't allow pro-homeowner info - like they are working to get rent control. My answer. YES! I'd like to see **YOUR MAGAZINES** reaching every homeowner in California! Isn't that a goal worth pursuing?

f. I can provide such services (pages for park residents to use), for sure in black and white at least to start.

g. Perhaps we can tell businesses advertising in the other magazines that **YOUR MAGAZINE** is the only magazine endorsed by homeowners. Tell them it will someday provide funds to help you and your community. Perhaps you can ask them to support **YOUR** community.

I think this only makes sense. Let's not be complacent. Let's not be happy with the status quo. There is so much more we can do that will benefit **YOU** and it doesn't take a lot of effort or time.

I'm ready to do my share. Will you support my effort to make the **YOUR MAGAZINE** the only one seen by the Community of homeowners? And also, let's get other areas involved, like Atascadero. We can all benefit. It is a win-win-win for all of us.

## THANK YOU!

## SAC'S OCTOBER CONCLAVE

Thirty seven homeowners representing 13 parks in 4 counties attended SAC's monthly meeting at Denny's in Roseville. SAC Chair Roger Johnson facilitated the self introductions. The meeting was dedicated to a discussion of park issues and suggestions for resolution.



One common issue is tree maintenance; there is constant conflict between residents and park management about who is responsible for trimming large trees, particularly those which pose a safety hazard for physical structures, street traffic, pedestrians, etc. A second common issue is also safety related and concerns street and walkway lighting in parks at night.

Some parks face problems with clubhouse accessibility - limited days and hours of usage. Changes in management often present difficulties with communication and timely, consistent response.

One park had just formed a resident association and the park manager was present at the meeting. Many residents were displeased at the manager's presence and democratically voted on the issue by secret written ballot; the majority voted to ask the manager to leave the meeting and the manager complied. Some parks have sent a formal written request to park management for a meeting with residents and have had difficulty with replies. The MRL (798.53) requires park management to respond in 30 days to a homeowner request in writing for a meeting.

Another park has requested replacement of dirty, uncomfortable stackable chairs in the clubhouse for 3 years. Park management replied that if they supplied upholstery fabric, would the residents be willing to recondition the existing chairs! The residents were dumbfounded by the audacity of the suggestion, especially after rent increases during the past 3 years have been very high with few discernable improvements.

Reminder: submit all requests in writing, with photos when applicable, cite the specific reference item in the MRL, and specify a date for a written response.



The most critical concern for homeowners is outrageous rising rents which forces “economic eviction.” If 30% of pretax income is spent on rent and utilities, that is considered to be “moderately burdened.” If 50% of pretax income is spent on rent and utilities, that is considered to be “severely burdened.” Sacramento County has the highest percentage (68.4%) of severely burdened low income seniors in the state! These statistics were issued by

HUD and a recent rent study undertaken by UCLA. It indicates that some form of rent stabilization is needed.

**SAC RECOMMENDS A YES VOTE ON PROPOSITIONS 1 AND 10 WHICH WILL ADDRESS RENT STABILIZATION ACTIONS AND PROVIDE SOME ADDITIONAL FUNDING/LOANS FOR MOBILEHOME PURCHASE, REPAIR AND MAINTENANCE ON A SLIDING SCALE BASED UPON YEARS OF RESIDENCY AND INCOME REQUIREMENTS.**



Michelle Smith, GSMOL President, reminded everyone of the importance of NOT signing 12 month leases (MRL 798.18) and that rent increases reduce home equity – every \$10 rent increase reduces home equity by \$100! She reported that GSMOL is slowly making progress on reducing its financial deficit. Upgrades have been made on the organization’s website and member data base. A meeting will be held in Santa Cruz on October 15/16 where GSMOL will recognize Assembly Member Mark Stone as “Legislator of the Year” for his authorship and support of AB 3066. GSMOL, under the leadership of their lobbyist Esperanza Ross, is working on crafting legislation/ proposals for the new year. Michelle also leads the RSO initiative in El Dorado County with another meeting scheduled on October 6<sup>th</sup> to gather more supporters.



Roger Johnson reported that the current legislative cycle ended on August 31<sup>st</sup> and Governor Brown had almost 1,000 bills to approve or veto by midnight on September 30<sup>th</sup>. Two bills of note for mobilehome owners were approved by the Governor. SB 46, introduced by Senator Connie Leyva, Chair of the Senate Select Committee on Manufactured Housing, extended the mandatory inspection of mobilehome parks and lots by HCD for 5 years. This continues the \$4 annual per lot fee which is paid to HCD to fund the inspections. \$2 of the \$4 fee is authorized as a “pass along” to mobilehome owners. The next MPM report is scheduled for February, 2019. SAC will be actively involved with that meeting.

On September 26<sup>th</sup>, Governor Brown signed AB 3066, the Mobilhome Residency Protection Act. This bill is imperfect and not a “quick fix” for enforcement of the MRL; it is a beginning and leaves the door open for further actions and activity. Beginning on January 1, 2019, each mobilehome lot in the state will be assessed an annual fee of \$10 which will appear as a separate item in the rent statement. The fees accrued for one year (2019) will be held in escrow to provide initial funding for the complaint submission process which will begin on July 1, 2020, when homeowners will submit written complaints to HCD which they feel are in violation of the MRL. HCD will maintain a database of complaints and refer the most egregious to non-profit legal organizations for further investigation and resolution, with no cost to the homeowners.



**ALL HOMEOWNERS ARE INVITED TO ATTEND SAC'S NEXT CONCLAVE ON FRIDAY,  
NOVEMBER 2nd, 11 AM, AT DENNY'S IN ROSEVILLE**

## ***The Road to Rent Stabilization***

By: Helen Clare Fredericks

Today, the new 'mobilehomes' are frequently prefabricated/manufactured homes, and unlike the earlier 'trailers' that sat on wheels, these homes are anything but mobile. Plus, park ownership is shifting from 'Mom & Pop' type ownership to big conglomerates, with multiple investors; where the focus is on the return on investment. This has created a type of monopoly for the park owners, due to the fact that it is not cost effective to move our homes.

We have seen rents increasing yearly, and at higher rates each year, often in excess of the CPI. Since there is no regulation on how much or how often rents can be raised, we are seeing more and more homeowners facing 'economic eviction'. This is especially true in Senior parks, where the majority of residents are on fixed incomes.

HUD states if you pay more than **30%** of your pre-tax income on rent/utilities, then you are **moderately burdened**. Pay more than **50%** of your pre-tax income, and you are **severely burdened**. Sacramento County has the highest number of low-income/seniors in the severely burdened range (**68.2%**) than anywhere in California. This is why rent stabilization is needed, as a form of consumer protection which prevents unjustified or excessive rent increases.

But how do you get a rent stabilization ordinance in your city or county? What are the steps? There are two ways to get a rent ordinance passed:

1. A statute passed by elected officials, i.e. City Council or Board of Supervisors
2. An initiative measure placed on the ballot and passed by local citizens voting the measure into law.

Either way, politics plays a key role. It takes hard work and organization to get rent ordinances in place. Whether it is local officials or local voters, all need to be convinced that the ordinance is needed.

### **Option 1: *Passage by Local Legislature:***

#### ***Education:***

1. City Council members need to understand that our homes are permanent buildings, no longer 'trailers' that can be easily moved. This can be accomplished by:
  - Inviting your representative(s) to a park HOA meeting to discuss rent increases, how they affect the residents and share the realities of mobilehome lifestyle
  - Or host small intimate meetings in someone's home, with a representative and few residents in attendance to share their stories.

- Create a presentation to present during the Public Comment portion of a City Council meeting. Request the subject of rent stabilization be added to the agenda at a future meeting.
- Write letters to your local City Council/Board of Supervisors before confronting them in person. Keep it professional and respectful. Use statistics when possible.

***Deliberation:***

Once the City Council/Board of Supervisors recognize the issue and it has been placed on the table, they must be convinced that the passage of rent control is necessary. They will have several hearings and often a study of rents is commissioned.

These following steps should be included in the study:

1. Homeowners should be interviewed about their rent history
2. Conduct a rent survey that includes:
  - Homeowner incomes
  - Homeowner investment in their homes
  - The lack of available affordable housing
  - The effects of high rents upon the resale values of mobilehomes
  - Hire an economist or consultant who is qualified and objective in analyzing the survey results.
3. Review surveys conducted by park residents, documenting these same points
4. Discuss legal issues of rent stabilization with homeowners' legal representative.

***Enactment:***

Once the City Council/Board of Supervisors begins to draft an ordinance, it is critical that homeowners give assistance. GSMOL has an excellent **MOBILEHOME RENT STABILIZATION ORDINANCE HANDBOOK** that is a wealth of information on how homeowners can work with their representatives.

Homeowners should attend public hearings, in great numbers, to convey the serious need for rent stabilization ordinance. They can organize a presentation that introduces testimony from a cross-section of the mobilehome population and how the increased rents are affecting them. Live testimonials give a **human face** on the issue of climbing rents. This is extremely important to press upon council members, they need to see who is suffering, and how they are suffering from continuing rent increases.

Park owners, their lawyers and/or lobbyists will attend these public hearings opposing any kind of price fixing, stating there is no need for rent control. Homeowners need to be respectful, showing courtesy, while the owners present their opposition. Homeowners should not "boo" or make faces; rude behavior could negatively influence the Council members. Better to

be prepared and defeat the owners objections with facts and the law. Homeowners usually have both on their side.

For the ordinance to be enacted, there may be several readings and revisions before a final vote is taken. Once the ordinance is passed, it usually takes effect 30 days following the vote.

If the proposal fails, identify the reason it failed and begin the process again.

### **Option 2: Passage by Ballot Initiative**

When local officials will not consider a rent ordinance, or if they do not have the votes, homeowners may want to take matters into their own hands, getting a initiative on an upcoming ballot. This is a long, involved and difficult process, but can be successful.

By residents drafting the ordinance, they can specify that rent increase levels are reasonable, such as 66% of CPI. They can add vacancy control measures, and can state that the ordinance can only be eliminated or amended by a two-thirds majority of the electorate.

Requirements to get an initiative on the ballot:

1. A Campaign committee must be formed and a financial fund established to cover the campaign.
2. Retaining an expert or political consultant to guide the committee through the process.
  1. Consultant can assist with the reporting of campaign expenditures to the California Fair Political Practices Commission.
3. Proposed text must then be submitted to the City Attorney or County Counsel for review.
  1. They will prepared what is referred to as a "Title & Summary" of the proposed ordinance.
4. Title and Summary is then published in a local newspaper, with a statement of intent.
  1. Typically approved by the city or County.
5. A Petition form is created.
6. The Petition is circulated in large numbers to procure the 10% of registered voters, plus an additional 2% to cover any duplicate or invalid signatures.
  1. This takes a large group of volunteers to collect the signature.
7. Submit the petition forms to the City or County, who sends them to the Registrar of Voters for verification.
8. Once signatures are verified, it is placed on the ballot.
9. Then the political campaign to convince voters to pass the initiative.
  1. Prepare arguments in favor are prepared.
  2. Pamphlets/flyers are printed and mailed.

This process takes organization, timing and money to be successful.

\*\*I want to thank GSMOL for the **MOBILEHOME RENT STABILIZATION ORDINANCE HANDBOOK**. Prepared by: Bruce Stanton, Esq., Corporate Counsel. The information and knowledge contained in this handbook was invaluable in writing this article.



## **FIRST FRIDAY CONCLAVE**

(A Workshop & Seminar for Mobilehome Owner Issues)

Co-Sponsored by SAC & GSMOL, Zone A

**November 2nd**

**11 AM to 1:30 PM**

This is a *FREE* event

**Guest Speaker: Rachel Baca**

***PROGRAM: Legal Services of Northern California***

**SAC CHAIR, ROGER JOHNSON, Workshop Leader**

Attending: **GSMOL PRESIDENT, MICHELLE SMITH**

In-Park Issues – we take your questions and help you find solutions  
Learn how to use the MRL – your rights in your mobilehome park

Get your ***FREE*** copy of the **2018 MRL**  
**Capital Region Mobilehome Magazine**  
GSMOL's The **CALIFORNIAN**

**Location:** *Denny's Restaurant, 122 Sunrise Blvd., Roseville*  
*(Just one block South of Douglas Blvd.)*

*Bring your AARP Membership card for a 15% discount.*  
*(No food or drink purchase is necessary to attend the CONCLAVE.)*

**IMPORTANT: Seating is limited!**

**RSVP: [gem4us@comcast.net](mailto:gem4us@comcast.net)**

**Or call Michele Moenning at 916-749-7494**

**No later than 4 PM Wednesday, October 31st**

## USEFUL CONSUMER INFORMATION AND RESOURCES

When a park manager/owner denies permission to **install a TV antenna** or tells you to remove it, go to: <http://www.fcc.gov/guides/over-air-reception-devices-rule>  
It is known as OTARD, which specifically states that a mobile homeowner may install a TV antenna without penalty, etc.

Local, top rated **suppliers of mobile home parts**, equipment, etc. Have on-line catalogs.

Westland Distributing, Inc. West Sacramento (916) 374-8944  
Westlanddistributing.com

Abesco Distributing Sacramento (916) 383-8831  
www.abesco.org

**Stop Junk Mail:** National Do Not Mail List

[www.directmail.com/mail\\_preference](http://www.directmail.com/mail_preference) (mail\_preference)

Getting Off of Commercial **US Email Lists:**

<https://www.ims.dm.com>

National **Do Not Call Registry** for Landlines and Mobile Phones:

[www.donotcall.gov](http://www.donotcall.gov)

Comprehensive source for how and where to **recycle** just about everything.  
Including e-waste, environmental money saving tips/ideas:

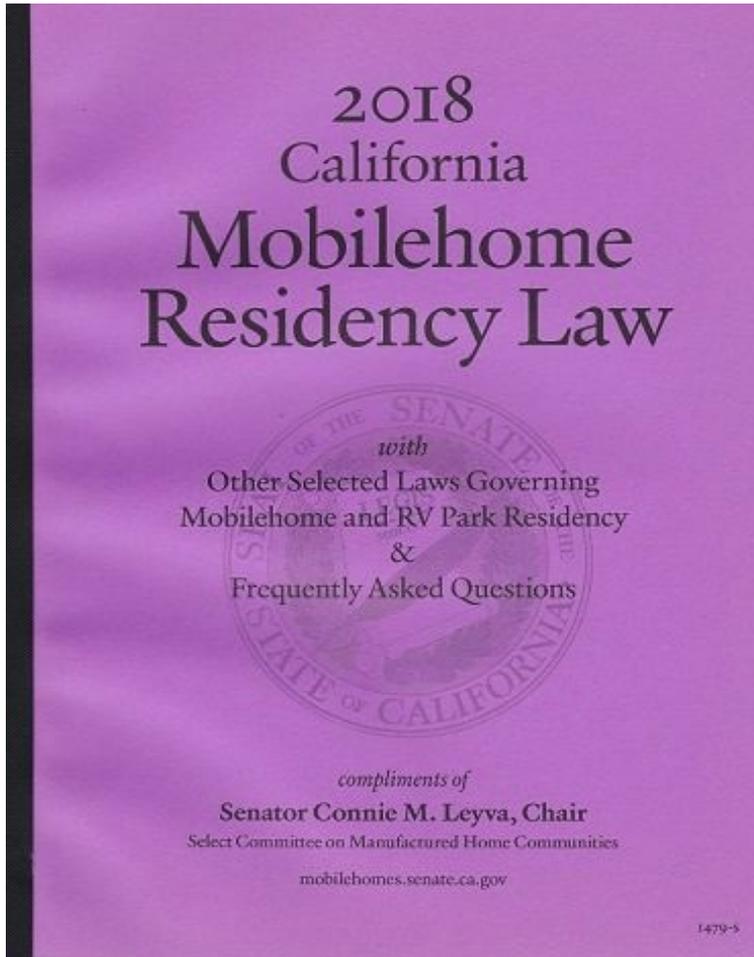
<https://earth911.com>

The state cannot take your mobilehome after death for repayment of MediCal expenses:

[www.canhr.org/publication/PDFs/Medi\\_Cal\\_Recovery.pdf](http://www.canhr.org/publication/PDFs/Medi_Cal_Recovery.pdf)

For problems with banks, credit unions, lenders and other financial companies, file a complaint with the national Consumer Financial Protection Bureau:

consumerfinance.gov



## Mobilehome Residency Law

The Mobilehome Residency Law (often referred to as the MRL) are the California "Laws Governing Mobilehome and RV Park Residency."

Last month we told you that the MRL gives you the right to meet with management.

However, there is no government agency to enforce the MRL. This is why we MUST support each other.

If you don't have an MRL you can purchase one by mail for \$6.75 that includes tax and S&H call (916 651-1538).

**OR**

You can attend a SAC conclave and get a **FREE** copy. Every mobilehome owner should have an MRL. These are your RIGHTS.

Manager abuse is one of the biggest complaints in MHPs. The MRL doesn't address the problem very well. However, it does briefly address the problem of retaliation by managers.

### EXAMPLE OF HOW THE MRL WORKS FOR YOU by Tony Danieli

#### 798.36 ENFORCEMENT OF PARK RULES

(4) "In any proceeding under this section, management shall bear the burden of proof that enforcement was undertaken in a nondiscriminatory, nonselective fashion."

The MRL also addresses the problem of selective, often retaliatory enforcement of rules in the FAQs section.

**"#29** Can the park manager force rules on some residents and not on others? No. The MRL provides that the park rules and regulations have to be "reasonable." (Civil Code §798.56(d)) "Reasonable" often may be subject to court interpretation, but normally rules have to have some rational basis in fact under the circumstances, as well as apply evenly to everyone residing in the park. Park owners and their employees are required to abide by park rules to the same extent as residents have to, except rules regarding age limits or acts of the park owner or park employee undertaken to fulfill park maintenance, management or operational responsibilities (making noise by pounding nails, use of trucks for maintenance purposes, etc.). (Civil Code Sec. 798.23)

Recap:

- **Park rules shall be applied evenly to everyone residing in the park."**



## FREE Legal Aid Directory

### For an online list of FREE LEGAL services

in all of California visit this site:

<http://www.calbar.ca.gov/Public/LegalAidServices.aspx>

### Voluntary Legal Services Program of No. Cal.

517 12th Street Sacramento, CA 95814

(916) 551-2102 <http://www.vlsp.org>

### Community Legal Services

University of the Pacific - McGeorge School of Law

3200 Fifth Avenue Sacramento, CA 95817

(916) 340-6080

### Disability Rights California - Sacramento

1831 K Street Sacramento, CA 95811

(916) 504-5800 - <http://www.disabilityrightscalifornia.org>

### International Rescue Committee

2020 Hurley Way Suite 395 Sacramento, CA 95825

(916) 482-0120 <http://rescue.org/>

### Lawyer Referral Service Attorney Search Network

Encino, CA 91436 (800) 215-1190

<http://getareferral.com>

Does not provide legal representation in court.

### Lawyer Referral Service - Sac County Bar Assoc.

1329 Howe Avenue Suite 100 Sacramento, CA

95835 (916) 564-6707

<http://www.sacbarlawyer.org/>

Does not provide legal representation in court.

### Lawyers' Committee for Civil Rights

131 Stuart Street, Suite 400 San Francisco, CA

94105 (415) 543-9444 <http://www.lccr.com>

### Legal Services of Northern California -

Sacramento Office (Serves Sacramento County)

515 12th Street Sacramento, CA 95814

(916) 551-2150 [sacramento-office@lsnc.net](mailto:sacramento-office@lsnc.net)

<http://www.lsnc.info>

### LSNC Health Rights

515 12th Street Sacramento, CA 95814

<http://health.lsnc.net>

### My Sister's House

3053 Freeport Blvd #120 Sacramento, CA 95818

(916) 930-0626 <http://my-sisters-house.org/>

Does not provide legal representation in court.

### Western Center on Law and Poverty

1107 Ninth Street, # 700 Sacramento, CA 95814

916.442.0753 <https://wclp.org>

### Ombudsman Services of Northern California

3950 Industrial Blvd Suite 500 W Sac 95691

(916) 376-8910 <http://osnc.net>

Does not provide legal representation in court.

### Opening Doors Inc

1111 Howe Ave Suite 125 Sacramento, CA 95825

(916) 492-2591

<http://www.openingdoorsinc.org/>

### Sacramento County Small Claims Legal Advisor

(916) 875-7846 <http://www.saccourt.ca.gov/small-claims/small-claims.aspx>

Does not provide legal representation in court.

### Sacramento Superior Court Self Help Center

3341 Power Inn Rd, Rm 113, Sacramento, 95826

(916) 875-3400

<http://www.saccourt.ca.gov/family/self-help-center.aspx>

Does not provide legal representation in court.

### Senior Legal Hotline - Legal Services of No. Cal

(916) 551-2140 <http://slh.lsnc.net/>

Does not provide legal representation in court.

### California Indian Legal Services - Sacramento

117 J Street Suite 300 Sacramento, CA 95814

(916) 978-0960, extension 350

<http://calindian.org>

### Central American Resource Center (CARECEN)

3101 Mission St Suite 101 San Francisco, CA

94110 (415) 642-4400 <http://carecensf.org/>

### Centro de Ayuda Legal para Inmigrantes (CALI)

1125 Benton St Santa Clara, CA 95050

(650) 938-4041 - <http://cali-immigration.org>

Does not provide legal representation in court.

### FREE On-line Legal Advice

<http://www.freeadvice.com/>

**Small Claims Adviser** (free legal advice on small claims) - website: [www.sdcourt.ca.gov](http://www.sdcourt.ca.gov). Near the top of the page, on the bar that goes across the page, move the cursor to "Civil". On the drop-down list, click on "Small Claims". On the next screen, click on "Small Claims Adviser".

**ASKLawGroup:** [www.asklawgroup.com](http://www.asklawgroup.com)

**Tatro & Zamoyski:** <http://www.tatrozamoyski.com>

# YES ON PROPOSITION 10

THIS IS EXTREMELY IMPORTANT. Vote YES on 10 on November 6th.

It will take the chains off and allow cities to have more control to implement rent control.

## WE NEED EVERYONE TO VOTE YES ON 10

### What is Costa-Hawkins?

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

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

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

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

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

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

## From Frank Wodley, CAPITAL REGION Magazine Editor

I've been an advocate since 2004 when I started the Coalition of Mobilehome Owners - California. I've seen it all. Vote YES ON 10, it is important. Let the cities decide what's best for their residents. Our park owners and landlords make plenty of profit. Remember parks are labeled 'cash cows.'

I live in Chatsworth and have been under rent control for the 20 years I've lived here in a mobilehome. Park owners make out just fine. There have been so many years when the CPI has been less than 3%, yet the park owners get 3% or more each and every year! Don't believe the NO ON 10 ads. This is no different from the days of propositions 90, 98, and 99 when the fat cats wanted to eliminate rent control by hiding behind eminent domain. Don't fall for their lies. **VOTE YES ON 10.**

### Why is Sacramento protecting Costa-Hawkins?

Rent control is broadly popular with Californians, but real estate interests have the ears (and campaign dollars) of many legislators in Sacramento. In 2008, at the height of the biggest economic collapse since the Great Depression, Tenants Together formed around the fight against Proposition 98, where the landlord lobby tried (and failed) to abolish all rent control in California. Despite Costa-Hawkins being on the books for over a decade at that point, the real estate lobby wasn't satisfied.

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

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

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

### FACT VS. FICTION

#### **Repealing Costa-Hawkins will not stop new construction.**

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

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

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

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

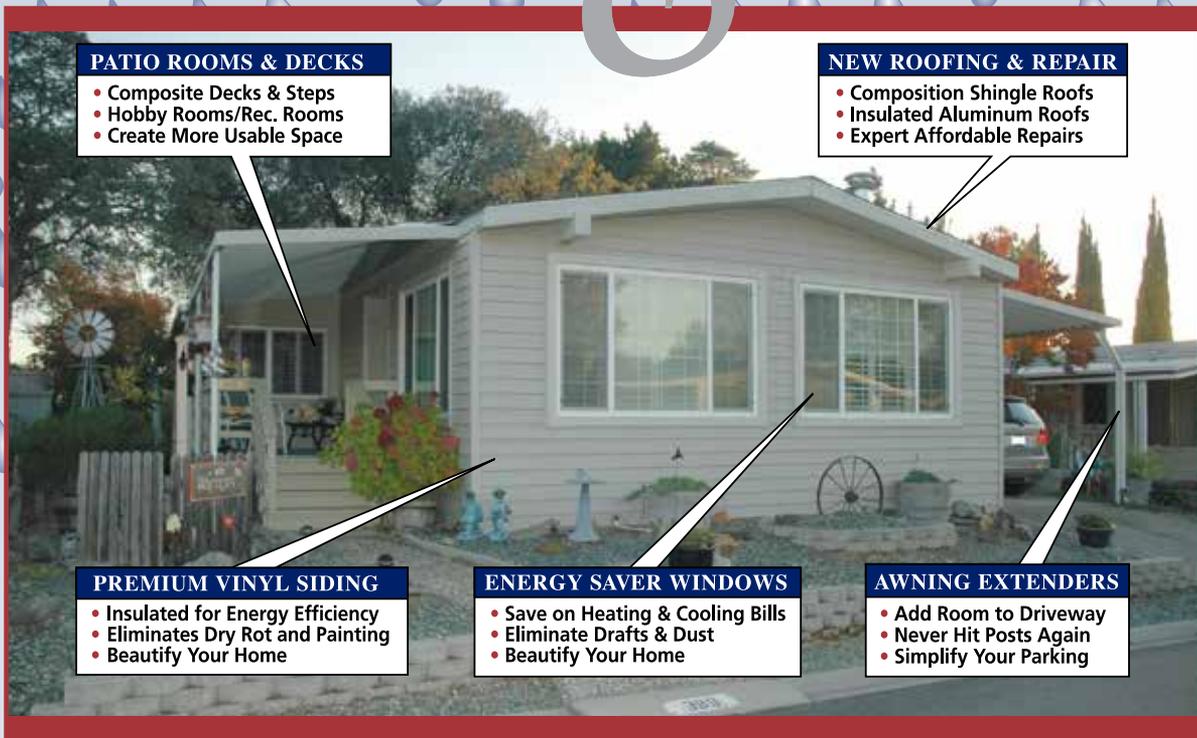
Over a dozen cities in California have these protections.

Rent control works, and more cities are adopting it to address skyrocketing rents. In 2016 Mountain View, Richmond, and Santa Rosa passed new rent control measures.

From: <http://www.tenantstogether.org/campaigns/repeal-costa-hawkins-rental-housing-act>

*Celebrating Over 40 Years in the Mobile Home Business*

# GOODIE & SONS



#### PATIO ROOMS & DECKS

- Composite Decks & Steps
- Hobby Rooms/Rec. Rooms
- Create More Usable Space

#### NEW ROOFING & REPAIR

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- Insulated Aluminum Roofs
- Expert Affordable Repairs

#### PREMIUM VINYL SIDING

- Insulated for Energy Efficiency
- Eliminates Dry Rot and Painting
- Beautify Your Home

#### ENERGY SAVER WINDOWS

- Save on Heating & Cooling Bills
- Eliminate Drafts & Dust
- Beautify Your Home

#### AWNING EXTENDERS

- Add Room to Driveway
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