

North County Mobilehome

Digest

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DECEMBER 2018

VOLUME 1 NUMBER 11



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

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AB 3066 Quick Review

Now that AB 3066 has passed and been signed into law by the Governor, we need to start to learn what it does for us, and what it does not do for us. I have not done a thorough study; therefore I may make some statements which may be totally wrong. I am just trying to start a conversation on the law to see how it is to be a benefit to us. My efforts are to try and put things and facts in clear perspective. So my disclaimer is that I may have made some erroneous points, complaints or compliments. If I have, hopefully someone will correct me.

First off, do not believe that it will solve all of our enforcement problems, because it will not. It is the foot in the door at this point, hopefully leading to a process that can be sustained and improved upon over the next few years. Even though it is now law, it does not take effect until July 1, 2020.

Yes, that is a year and a half plus away. My suggestion is that GSMOL should strive to find ways to make the law more effective. One improvement that I think might make the law work better is to legislate that communities with say four or more Parks would be required to have a Ombudsman position on staff to funnel homeowner complaints to for review and then pass those determined to be substantially in violation of the MRL on to Housing and Community Development for final disposition.

To help in understanding the law, which is named the "Mobilehome Residency Law Protection Act", you need to know that the law will function within the Department of Housing and Community Development (HCD), through a program to provide assistance in resolving and coordinating the resolution of complaints from homeowners relating to the Mobilehome Residency Law (MRL). There are requirements for time to respond and comply with requests for information with provision for citations of \$250.00 for each failure to reply.

The law requires an assessment of \$10.00 per year for each mobilehome lot located within the mobilehome Park. Yes, it is another fee required for a mobilehome, but it only amounts to less than 84 cents a month. Well worth it if it results in ensuring Park Owners follow and obey the MRL. Hopefully, just an effective method of enforcing the laws intended to protect will result in many fewer violations as they seek to avoid penalties for violations.

The law also is set to expire on January 1, 2023 unless a new statute is enacted before that date to replace it. There are other sections of the law which will be discussed or explained in future issues of the Digest. Remember, it is not likely to solve the enforcement problems and issues that have existed for many years. GSMOL and all homeowners should seek to make improvements in the law and do everything possible to make it effective and ensure it achieves the goals that many worked so hard to get passed, especially our legislative advocate, Esperanza Ross. By Lloyd Rochambeau

OMHA NEWSLETTER, December, 2018

Oceanside Manufactured Homeowners Alliance, Inc. www.omha4oside.com

PRESIDENT'S MESSAGE by *Bob Markley*

With all the election news lately, some people are wondering which district they are in, and where the boundary lines are for that or other districts. That information is on the city's website, and you can find it at:

<http://oceanside.maps.arcgis.com/apps/webappviewer/index.html?id=50e855f151314c2fad293496fd36086f>

In the upper left-hand corner of that page you will see plus (+) and minus (-) signs. To zoom in, click on the (+) sign. To move around on the map, left-click on the map and hold the left-click button down while on the map and move your mouse around until you see the section you live in. You can then zoom in more if you want.

As reported in the October, 2018 OMHA newsletter, AB3066 was PASSED by the Legislature and signed into law by the governor. Golden State Manufactured-home Owners League (GSMOL) sponsored the bill and their lobbyist, Esperanza Ross, worked long and hard on behalf of all California mobile home owners to get it passed. Here are some questions and answers about this bill. Future editions of the OMHA Newsletter will contain more questions and answers.

Q: What does this bill do?

A: The "Mobilehome Residency Law Protection Act" ("Act"), AB 3066, establishes an enforcement system for violations of the Mobilehome Residency Law, found in California Civil Code 798 et seq. (MRL).

Q: How does this new "Act" work?

A: Complaints by homeowners alleging violations of the MRL by their management or park owner will be submitted to a new division of the California Department of Housing and Community Development (HCD). HCD shall review and perform a sort of "triage" of the submitted complaints and select the most egregious for referral to local nonprofit legal aid offices.

Q: Where will the "Act" be codified?

A: AB 3066 is not an amendment to the MRL, but rather shall become a part of the "Mobilehome Parks Act" in Health & Safety Code 18021.7 and 18502. This law contains and specifies the power of HCD to enforce the Codes and Standards for Mobilehome Parks. These new sections, which contain the "Act," shall give HCD new power to review MRL violations and then send them out to local nonprofit legal agencies for enforcement.

Q: Who pays the cost for HCD to implement and administer this new program?

A: Park owners will pay an annual fee of \$10 for each space in their park. They are allowed to pass this fee along to homeowners. Therefore, homeowners can be charged \$10 per year (about 83 cents a month). This amount will be shown as a separate line item on the monthly rent statement, and shall not be included in the base rent amount. Homeowners should think of this as an inexpensive and affordable cost of "insurance" that gives them access to legal services and a way to fight back against park owner abuses.

Q: Will those homeowners living in all resident-owner parks also be obligated to pay the annual fee?

A: Yes, because some resident owned communities are subject to the MRL, or contain spaces that may be subject to the MRL.

Q: What kinds of complaints will be processed by HCD pursuant to the "Act"?

A: Only those which are determined to constitute violations of the MRL.

Q: Will I have to pay if my complaint goes to court?

A: NO! A nonprofit legal service provider contracted with HCD shall not charge any fees to a homeowner for any services performed in connection with a complaint referred to it by the department.

Q: How will homeowners know which complaints are violations of the MRL?

A: GSMOL will be working with local chapters and its Zone and Region leaders to help homeowners become more familiar with the kinds of issues that the MRL covers.

Q: If multiple complaints are received involving the same park owner or same park management, will they be consolidated or more likely to get treatment or attention?

A: Yes. The "Act" provides that where there is a common owner or management company, the complaints may be aggregated into a single investigation for prosecution.

Q: When does the "Act" take effect?

A: It officially begins January 1, 2019, but because the program will need to accumulate funds for about a year and a half to be self-sustaining, you will not be able to file a complaint with HCD until on or after July 1, 2020.

IMPORTANT MEETINGS—MARK YOUR CALENDAR!

CITY COUNCIL: Wed., Nov. 28, Wed., Dec. 5, Wed, Dec. 12 (a special meeting, only for certifying the election results and swearing in of council members), and Wed., Dec. 19, City Council Chambers

OMHA COMBINED GENERAL MEMBERSHIP and BOARD OF DIRECTORS MEETINGS: Dec. 14 at 1 p.m. in TRICO's clubhouse, 221 N. El Camino Real, O'side 92058 and Jan. 25 at 1 p.m. in Mission View West's clubhouse, 141 Douglas Dr., O'side 92058. OMHA elections for Vice President, Secretary, and Ombudsman will be held in the December meeting.

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

OMHA BOARD of DIRECTORS

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

OMHA PARK REPRESENTATIVES

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

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



OMHA Oceanside Manufactured Homeowners Alliance, Inc.
2019 Membership Application (please print legibly)

Name _____

Second Occupant _____

Park Name _____ Spc.# _____

Phone # _____

e-mail address _____

Annual dues \$10 (covers all eligible voters listed above)

Please make check payable to **OMHA** and bring to a meeting or mail to: **OMHA, P.O. Box 642, San Luis Rey, CA 92068**

**WANT TO GET SOME EXERCISE?
WANT TO MEET NEW FRIENDS?**
If so, contact your park's
**OMHA Park
Representative** and offer to
help deliver the
OMHA newsletter in your park!

NEWSLETTER EDITOR: Dr. Ginger Marable, 760-439-1786, drginger@cox.net



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

SMMRA MEMBERSHIP APPLICATION

PLEASE PRINT

Name: _____ Spouse _____

Address: _____ Park name: _____ Space # _____

Phone: _____ Email Address: _____

I want to volunteer for:

Membership Committee

Event Committee

Resident Representative

Political Action Committee

\$10.00 Yearly Dues **\$5.00** Legal Fund **\$5.00** PAC Fund Contribution

\$15.00 Family Dues

Check enclosed for \$ _____ payable to SMMRA and mail to: P.O. Box 2285 San Marcos, CA 92079-1015

Tips & Suggestions

- Put everything in writing to management.
- Do not sign long term rental agreements or leases. Anything over 12 months voids rent control.
- Know the Mobilehome Residency Law. It has taken years to legislate these laws and they were written to protect you.
- When you receive a 7 day notice, be sure that management is enforcing the rules and regulations fairly, i.e. if others are violating the same R&R, they too must be given a 7 day notice.
- Maintain your property. This helps keep the value of your mobilehome, and motivates your neighbours to also maintain their properties.
- Know that you rent is late the 5th day after it is due. If you have not paid during this grace period, the park can give you a 3 day notice to pay or quit. If you do not pay in this 3 day period, the park can take action to evict you. You have little or no defence!
- When the park introduces new Rules and Regulations, the park must hold a meeting with all park residents invited. If there are rules or regulations you are not happy with, you must make the park aware.
- Read and support The North County Mobilehome Digest.
- This magazine is for the people, by the people. Have something you'd like to share, please send it to the publisher (Frank Wodley, fawodley@yahoo.com)?
- Know a business that might benefit by advertising in the magazine? Please let us know.
- Organize. There is Strength in Numbers.
- Believe there is hope to combat some of the injustices we see daily in our parks.
- Join and support SMMRA or OMHA.
- Happy Holidays!



The Four Freedoms.....

By Lloyd Rochambeau

As a youngster during the Second World war (10-14) I vividly remember President Roosevelt's Four Freedoms, made famous by the paintings of Norman Rockwell. Thinking of those freedoms as depicted back then and applying them to life today in a rented/leased space in a mobile home park is very interesting.

The Freedom of religion is the one which is most likely not affected by life in a mobile home community.

The Freedom from hunger is probably the next least impacted on homeowners., although there are no doubt many seniors living on a meager pension or social security check who suffer hunger due to living expenses including space rent.

Freedom of speech is quite often a loss in many parks. If the Park's newsletter is controlled by the Park Management, it usually means that nothing critical of the Park Owner or Manager is ever going to be included in it. In many Parks, newsletters or flyers reporting Resident concerns or complaints may not be distributed to each home cite, and especially those coming from regional resident associations or from GSMOL.

Distribution may be allowed, but park staff may follow up and remove anything they don't want the residents to have.

Freedom from fear is lost when intimidation and threats keep residents in line. Sometimes it is harassment of seniors or minorities that is prevalent when the fear of eviction is used to silence objections or complaints. The elderly and the impoverished are easy targets of these actions, usually keeping an uneasy peace.

Thus it appears that of the four freedoms, renters are impacted by the absence of freedom in 2 and 1/2 of the four.

Living in some of these parks who choose to ignore the rights of their residents can be that only about 37.5 % of the freedoms that other citizens enjoy, are enjoyed by the renters.

While many Park Owners and Park Managers are guilty of denying freedoms for residents in their parks, not all are guilty.

Many managers do their best to treat residents fairly and therefore need to be recognized as one who does not abuse and/or deny their residents of their rights.

FINALLY OVER... OR IS IT? The 2-year ordeal...

For more than 2 years we, the homeowners of Palomar Estates East, were threatened with a potential major rent increase. It started when the representative of Haven Management- the management company running the day-to-day operations of our Park, announced back at the September 2016 Residents Association (PEERA) meeting that a special rent increase might take place in June 2017, as a result of a clause contained in the lease agreement between Millennium Housing- the Park Operator and the 4 trusts of the Walker family (members of The Farmers and Merchants Bank in Long Beach, California). It tentatively* ended on October 16, 2018 when the Arbitrator appointed to the case ruled that the Walkers' request for a new valuation of the Park was dismissed, resulting in no increase in our monthly rent! What a relief...or is it?

By December 2016, the threat of a major increase coming our way spread like wild fire in the Park. That month, George Turk, the President of Millennium Housing addressed the homeowners in an attempt to calm all of us down. In his address, Mr. Turk explained the process that might result in a "special" rent increase (in addition to our annual rent adjustment of 75% of CPI). The 40-year old lease agreement called for a new appraisal of the Park effective June 1, 2017.

Mr. Turk insisted that his advisors felt that a fair value for the 53 acres the Park sits on was around \$6 million resulting in perhaps a \$50 per month increase to our average rent of around \$500 at the time: he also felt that the Walkers valued the land a lot more, perhaps as high as \$50 to \$100 million. After all, the lease agreement stated that the new appraisal should be based on the "Highest and Best Use" of the land, which could result in an increase of perhaps as much \$1000 per month – in effect, tripling our rent!

During that same month of December 2016, the PEERA Board invited both Jack Griffin, the San Marcos City Manager and George Turk to address the Board in a closed meeting. The purpose of the meeting was to hear how the City felt about the new potential exorbitant value the Walkers were considering. They were asking the City to rezone the Park from Mobile Home Park to Commercial Land use. Mr. Griffin was quick to confirm that the City would not go for rezoning the Park and that the Park would remain zoned affordable MHP as far as the City was concerned. In a letter to PEERA and Millennium following the meeting, Mr. Griffin confirmed the City's stand on the zoning status of Palomar Estates East land.

The appraisal process was eventually to take place in front of an Arbitrator where 3 appraisers would be chosen, one by Millennium, one by the Walkers and a 3rd one chosen by the other 2 appraisers. After a few months, the 3 appraisers and the Arbitrator were chosen but only after a trial in front of a Superior Court Judge determined that the process would be heard as an arbitration case and not litigation as Millennium wanted! Soon after the Arbitrator's appointment, it was found that the Arbitrator had worked on a construction project in the past with one of the appraisers and he was dismissed. Finally, in September of 2017 a new Arbitrator was appointed- a retired San Diego Superior Court judge.

From September 2017 to the Summer of 2018, a series of meetings and talks took place between the 3 appraisers and the Arbitrator. Both parties hired special consultants to support their points. The Walkers hired former City of San Marcos City Manager Richard Gittings to represent them in the negotiations: Millennium reacted by hiring Carl Malone, Mr. Gittings successor as City Manager of San Marcos.

During that period, the Arbitrator sided with the City of San Marcos and stated that if the Walkers insisted that the new valuation of the Park be based on Commercial zoning instead of the existing MHP zoning, the

Walkers would need to comply with the City's "MHP closure clause" covered in a City ordinance, called Title 16.

Article 16.12.060 sets certain conditions if a MHP is to be closed such as A)- "Partial payment for relocation of mobile homes to another park" ... and E)- "If mobile homes cannot be relocated to parks in the area, the applicant (the Walkers in this case) may be required to purchase said mobile homes at fair market value, determined by an independent appraiser with mobile home expertise".

Throughout the process, the Walkers were not happy with the restrictive zoning stand taken by the City and fought the City saying that they (the Walkers) at this time would simply convert the Park from its current "affordable, not-for-profit" status to "commercial for-profit Park". The Arbitrator (and the City) concluded that by converting the Park to a "for-profit" entity, it effectively changed the status of the Park and as a result the "MHP closure clause" would prevail and that the Walkers would be responsible for all the costs the closure clause entailed.

Finally, the Arbitrator set a deadline of September 4 for final presentations by both parties. It is rumored that during that period, the Walkers appraiser came up with a value of \$25 million for the land; this new valuation would result in a \$336 monthly increase- more than a 2/3 increase to the homeowners' monthly rent! The Walkers kept insisting that changing the status of the Park from "affordable, not-for-profit" to "commercial for-profit" did not change the status of the Park but the Arbitrator did not buy it.

The Arbitrator gave the deadline of October 12 as the date of the "final hearing". Between September 4 and October 12, both sides would table their final arguments. The October 12 deadline was pushed back to October 16 when one of the attorneys was ill that day but on October 16, the Arbitrator rendered his final answer: the Walkers were denied their demand for the new valuation of the land resulting in no increase in the monthly rent to the homeowners. What a relief...

It seems that the Walkers consultants and attorneys had pushed the Arbitrator too far by insisting that the zoning be changed without a change of status of the Park; and the Arbitrator simply gave the Walkers their walking papers (pun intended)!

Thank you to the City of San Marcos for supporting Millennium and the homeowners of Palomar Estates East in the Arbitration case. On October 23, I address the City Council, on behalf of the homeowners, where I expressed our gratitude to the City Council and the Senior Managers of the City for their firm stand in the zoning issue.

*The word "tentatively" was used by Millennium in their announcement of the verdict! Following is a direct quote from George Turk in his email announcement to me: "F & M (referred here as the Walkers) does have the right to try to get the ruling overturned in Superior Court, but we're told that will be very difficult in this case.... That is because F & M (the Walkers) took us (Millennium) to court to force an arbitration case and we'll be in front of that same judge ...). All in all, Millennium, the Palomar Estates East homeowners and PEERA are very confident that the verdict brought upon the Walkers by the Arbitrator will prevail and that the homeowners of Palomar East will not be subjected to a rent increase as a result of the ground lease clause in the lease agreement! But time will tell for certain as the word "TENTATIVELY" still hangs over the head of the homeowners of Palomar Estates East, until it is erased from all talks, sometime in 2019!!!



WMA -THE 800 LB. GORILLA - PART 1

By Bob Markley

WMA is the trade association of mobile home park owners in California, the Western Manufactured Housing Communities Association.

A Previous article described some of what you can learn by visiting the WMA website. This article reveals how much money they donated to candidates in California state-level elections (Governor, Senate, and Assembly) in just one year, 2016, which was the last general election year in California.

The information below is all public information, free to anyone who wants to look it up.

In 2016, WMA donated \$25,000 to candidate for Governor Jerry Brown. We all know he won his election.

In 2016, WMA donated \$85,800 in 39 donations to 15 candidates for California state Senate seats. Of those 15 candidates, 13 won their elections.

In 2016, WMA donated a whopping \$308,000 in 139 donations to 66 candidates for California state Assembly seats. Of those 66 candidates, 61 won their elections. THAT, folks, is over 76% of the Assembly.

What does this all mean? For starters, it means the Governor, 13 sitting state Senators, and 61 sitting state Assemblymembers all received donations from WMA. Do you think THAT might influence them when one of WMA's lobbyists comes calling on them when an important bill comes up for a vote?

It has been said many times that "Money is the mother's milk of politics." NOW you can see how it works.

HOW do you stand up to this 800 lb. gorilla? JOIN GSMOL, the only state-wide organization of mobile home owners. GSMOL is the ONLY mobile home owner organization to employ a professional lobbyist to represent YOU.

Joining is VERY INEXPENSIVE insurance that your interests will be represented in Sacramento. Sign up or renew your membership TODAY using GSMOL's website, www.gsmol.org. On the home page, click on the "JOIN NOW" box. That will save you an envelope and a stamp.

WMA – THE 800 LB. GORILLA – PART 2

By Bob Markley

Western Manufactured Housing Communities Association (WMA) is the trade association of the owners of mobile and manufactured home parks all over the state of California.

Their interests are usually just the OPPOSITE of owners of mobile and manufactured homes.

My previous article about WMA reported on their extensive donations to state-level political candidates in California (Governor, Assemblymembers, and Senators).

This article is about the INCOME and EXPENSES of WMA. All information below is from WMA's 990 forms, which are filed with the IRS and are open to public inspection. The latest available 990 form covers their fiscal year ending May 31, 2016. All figures are rounded to the nearest THOUSAND DOLLARS.

Fiscal year ending May 31	Total Revenue	Total Expenses	Total Revenue Minus Total Expenses	Compensation of Executive Director
2016	\$3,595	\$3,173	\$422	\$246
2015	\$3,604	\$3,201	\$404	\$244
2014	\$3,409	\$3,157	\$252	\$242
2013	\$3,343	\$3,071	\$272	\$239
2012	\$3,251	\$3,250	\$1	\$239
2011	\$3,256	\$3,519	\$-264	\$234
2010	\$3,115	\$3,136	\$-20	\$201
2009	\$3,304	\$3,172	\$132	\$224
2008	\$3,102	\$3,375	\$-273	\$215
2007	\$3,489	\$3,329	\$160	\$215
2006	\$3,285	\$3,024	\$261	Not shown
2005	\$3,291	\$3,283	\$8	Not shown

Where does WMA obtain these gobs of money? Most of it comes from their park owner members' dues. They charge park owner members \$10.35 per space per year, with a minimum of \$400 for smaller parks. Where do member park owners obtain their dues money? FROM YOU, Dear Reader. Member dues are paid from the rent money they collect from YOU, and it is a deductible cost of doing business for park owners.

What does WMA do with these gobs of money? As previously reported, a lot goes for donations to political candidates. Also, a large amount goes to pay their professional lobbyists.

How can YOU stand up to WMA? The only state-wide organization of all-volunteer mobile home owners is Golden State Manufactured-home Owners League (GSMOL). GSMOL pays a professional lobbyist in Sacramento to represent YOUR INTERESTS. The \$25 annual dues is cheap, cheap, cheap insurance that you will be represented in Sacramento. So, if you are not already a GSMOL member, speak with your local GSMOL volunteer or call the main office at (800) 888-1727 or (714) 994-9528 and ask for a membership application to be mailed to you.

We Vote, Investors Take the Money and Run. Why do Investors Need More Income? Are Mobile Home Parks Profitable?

Mobile Home Park Owners are continually scheming and campaigning to raise space rents, and not by just \$5 or \$10 more per space per month. They claim that they are not making as much profit as they should and that their private property rights are being denied. It is, however, the resident/homeowner's property rights that are systematically being denied. After all, aren't we all trailer trash and second class citizens?

My personal experience which dates back to the mid-90's at Rancho Carlsbad, a 504 space park in Carlsbad, tells me otherwise. As a rental park, in 1995 space rents were over \$ 800 per month. While it's true that the park owners were in bankruptcy, it had more to do with a recent 26 million dollar loan that was in default. No one knows where that money went, but it did not go into the park for operating expenses or for planned capital improvements as we were told. It also was due to many vacant spaces because so many homeowners pulled their houses out of the Park to escape the high rents.

After a struggle, The resident/homeowners succeeded in buying the park out of bankruptcy. The newly formed Homeowners Association established a fee of \$ 200 per space per month. This fee provided for operational costs and a portion for establishing a Reserve Fund to meet future major infrastructure costs, something we suspect Park Owners never do.

The math on this fairly simple. The rents previously brought in at least \$ 400,000 per month (504 x \$ 800). Yet the new HOA monthly fees brought in only \$100,000 per month (504 x \$ 200). The homeowners were able to operate the park for \$ 100,000 per month (and while also setting aside funds for Reserves and replacements) versus the rental income of over \$400,000, that left \$ 300,000 per month for profit. That is \$ 3,600,000 a year.

To be fair, it must be noted that the Park Owners pay Property Taxes and also pay for insurance. A good estimate might be about \$10.00 per month per space to cover these costs, reducing the profits to maybe only \$3,500,000 a year. Sounds like a fair (?) amount of profit doesn't it?

Recently, gathering some statistics for parks in San Marcos, we found that the 7 Resident/land owned parks with 1,280 homeowners were collecting a total of about \$ 962 per month in HOA fees. That is an average of \$ 137.43 per space per month.

The 10 Rental/land lease parks with 2,277 spaces were paying approximately \$ 5,085 a month in rent for an average of \$ 508.50 per space. So, if we deduct the average HOA fee of \$ 137.43 as representative of the cost of operation from the average rental of \$ 508.50 per space, we come up with about \$ 371.07 profit per space per month. Multiply the \$ 371.07 by the 2,277 rental spaces and you have a profit of \$ 844,926.39 total/collective profits * each month. Extend that for a year and you have \$ 10,139,116 annual profits. The best we can tell is that all 10 parks are owned by businesses or individuals in Los Angeles or Orange County, so these profits leave San Marcos.

As far as the information used in these calculations, we have used the only information available because the Park Owners do not divulge the amount of rent they are charging for each space. We are most likely under estimating the actual rental income, and therefore, their profits. San Marcos with their 7 resident/land owned parks and 11 rental/land leased parks is only a microcosm of North San Diego County and

the rest of the state. This treatise is not based on scientific research, but on logic and common sense. If the actual facts and figures were available, you would no doubt find that the Park Owners profits are far greater than those in San Marcos, which has a rent stabilization ordinance to help protect the mobile home owners.

*We recognize that Park Owners have Property Taxes and Insurance that on the common areas which reduces their profits, but many Resident Owned Parks include fees for water, sewer, trash and some even have Cable Television, which are rarely, if ever, included in park rents. The rents and HOA fees herein are based upon information gathered for 2013

Article By Lloyd L. Rochambeau, President San Marcos Mobilehome Residents Association (SMMRA)

Greed is killing affordable housing

One of the major causes of the lack of affordable housing units is Greed.

You could call it Investor Greed, but it goes beyond that group and includes property owners who inherited homes and discovered that signing up for Airbnb can bring in big bucks, well beyond just renting the house. There are other groups who have found that there is money to be made and care less about who suffers from converting residential housing into mini-hotels. I don't have a dog in this particular fight, but I do see the same money grab that has taken place in the mobile home park business for several years now.

Mobile Home Parks that were renting the small space or lots upon which a mobile or manufactured home sits for \$400 to \$600 a month, are now going for as much as \$2,000 a month.

There are corporations who have been buying up as many parks as they can find, knowing that there are ways to jack up the rents to astronomical numbers, enabling some of the brains of the gang leaders to own \$100,000,000 (millions) homes (?) in the richer neighborhoods of the L.A. area.

In one of their parks in San Juan Capistrano, they sought an \$641 increase in the monthly rents on the 156 spaces, which would have put about \$1,200,000 more dollars a year into their pockets, which were already likely taking in about \$1,300,000, without a care for the elderly citizens living there. Tell me that is not unmitigated greed.

Mobile Home Parks have become cash cows for these investors, and at the same time eliminating affordable housing units and devastating common people just trying to live out their lives in an environment already made miserable by Park Owners who ignore the laws intended to protect the residents.

If the municipalities give such carpetbaggers the green light, they welcome the bump in taxes, and/or the campaign donations from the investors, and to hell with all the common folks (citizens).

Here in San Marcos, there has been a Rent Stabilization Ordinance in place for nearly 40 years. There are annual increase allowed, and if the residents feel a requested increase is unreasonable, the dispute goes to rent review, which was by the way, the last one was in 2010. It's a good system and should be in every California City, and even something similar for all apartment rentals.

So the big question is,....who will win out?

Lloyd L. Rochambeau, President, San Marcos Mobilehome Residents Association

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