

Vallejo Area

Mobilehome Magazine

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NOVEMBER 2018

VOLUME 1 NUMBER 6



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VALLEJO MOBILEHOME COALITION

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2 to 4 P.M.

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Refreshments Will Be Served

Terri is willing to meet with you and your neighbors at individual parks so that problems and concerns can be discussed

Please Mark Your Calendar for Every 3rd Sunday of the Month

Come Find Out The Latest

And What Is Planned For Dates To Come

Meet Your Fellow Mobilehome Owners

Bring Concerns and Questions to the Meeting

You Do Not Have To Be A Member To Attend Our Meetings

We Are In This Together

Please Do Not Sign a Long Term Lease

Any Questions Please Call

The VMC **HOTLINE 24/7 at (707) 648-6155**

Vallejo Mobilehome Coalition

PO Box 6521 Vallejo, CA 94591

vallejomobilehomecoalition@yahoo.com

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Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed



AGAIN JUST A REMINDER FROM

THE VALLEJO MOBILEHOME COALITION

We are not a "Gossip" Rag like you find at the checkout stand. We only print what we believe is the truth as it comes to us from the people that it pertains to and actually have documentation to back it up. They come to us because they can and we will continue to be there for those that come to us for help. That is the reason the VALLEJO MOBILEHOME COALITION was started and will continue as long as we are needed. There is harassment, disrespect and illegal practices to mobilehome owners and tenants, many that are seniors, veterans, disabled, infirmed, some with terminal illnesses and those not understanding the language and or terms and conditions of what they are signing. In some cases there is failure to maintain parks in safe conditions and keep them up to standards that are required. This includes the rent increases covered in the Rent Stabilization Ordinance that was put back in place. As long as wrong doings are happening to the people in mobilehome parks we will be there for them. This too is a Fact. "We Are In This Together".

The Vallejo Mobilehome Coalition

**vallejomobilehomecoalition@yahoo.com
Protecting the Rights of Mobilehome Owners**





You care about Vallejo and so do I. Please consider these Did You Knows when you vote on November 6th:

Did you know there is no viable public transportation to Vallejo's new college campus, and between the Vallejo, Fairfield and Vacaville campuses for that matter and that students often need to take classes in all three campuses. Students and seniors (yes, they make great students) are voting with their feet and going elsewhere or more tragically not going at all. When Solano students choose to go to neighboring community colleges, taking Solano money with them, it means that our education is not meeting local expectations and we all lose.

Did you know that Solano Community College student numbers are falling substantially? Last year Solano Community College boasted 9,800 students this year we have 9,200 students that's a 6% decline.

Did you know that there are no term limits on the Solano Community College Board with one member serving for nearly a quarter of a century and another since 1984? The tragedy is that most trustees have been there a long, long time. There's a reason why term limits are common for most elected offices, putting the nefarious aside, people get tired and coast but coasting in education is doomed failure.

Did you know the state of California has just given Solano Community College three years to improve their student success numbers or lose 40% of its budget! And student success is what school is all about. What do you think is wrong?

Did you know that according to the National Bureau of Economic Research there is a definite correlation between school expenditures and home values? Simply said for every dollar spent on public schools in a community, home values increase by twenty dollars.

Did you know that studies have found that a 1% higher average reading or math scores in Chicago and Massachusetts were association with .5 to 1 percent higher property values? That means that all housing values in the area served by the school or school district improve. In California because of Proposition 13 houses are reassessed when they sell. If they sell for a higher value, then they are reassessed at higher values which means property tax revenues and income to the city increases making the community much better off – it's circular!

My name is Karimah Karah and I'm running for Solano Community College Board District 1 this November 6th and my phone number is 707.534.6181. Call me and let's talk great Solano College Education and how all of us would benefit. We are all paying for our Community College so let make sure our students get forward thinking excellence - a mind is a terrible thing to waste.



Terri's Message

Well the holidays begin. This past month has really started the holiday season with all the fall foliage, and as the first signs of the fat man in the red suit are in the stores! I guess the reality is that there is really only one more month left after paying your rent this month, do you have any money left to celebrate these gracious holidays?

What we really should be doing these holiday times is celebrating with friends and family and remember about all the good times and the greatest times and how much Family and Friends mean to us. I had a reality check about homelessness this last month with several things I attended, one thing they said was, "tomorrow you could be homeless" do not forget that!! I cant believe that it's already been one year ago that we started this Vallejo Mobilehome Coalition and we're still going. We have a grand magazine that comes to you every month that is bold and in beautiful color. We have had so many phone calls this last month from several cities and numerous mobilehome residents about situations that normally people would just sit on, many of which is about rent increases.

We would like to "Thank" Napa Fair Housing for helping our group and for helping numerous people out since the City of Vallejo Housing Authority is ridiculous and not helpful. Going to the City Council of Vallejo and or any City Officials is a joke! Where do we have to go, Senator Bill Dodds office, they have really helped us so many times. Now I'm seeing campaign signs of some of the same old dead words that have been on the city Council and done nothing and they are asking for our Vote! After going to a number of these candidates nights and reading the voters pamphlets and TV ads. There are three seats available we recommend that Mr. Brown gets one of them along with Mr. May and Katie Miessner hopefully gets the third one, since she voted for our rent stabilization in Vallejo that the City Council "accidentally" threw out.

At this time I'd like to ask any of you if you would like to take a car ride with me sometime to look at the many mobile home parks in the City of Vallejo, just give me a call leave me your name and number or you can email me, I'd be glad to take you around and show you the real facts! I would like to also remind you about our third Sunday of the month meeting it is now held at the Moose Lodge 337 Nebraska Street starting at 2 o'clock in the afternoon it's a great discussion (sometimes pretty lively) amongst the people that live in Vallejo and areas we help that have mobilehome park issues.

If you have issues please bring them to us we would love to hear them. We also would like you to email or contact us on our new website that is coming up soon, we do have a new address for correspondence, plus follow us on Facebook so we can all communicate at all times it's very important for you to know what is going on in your area so please join us on one of these sites, because of a great emergency or getting advice/help that you may need!

I would like to close this letter by wishing you all a Happy Thanksgiving and a Very Happy Holiday Season. Be nice to your friends, visit a homeless camp or help at a center and remember that we have got it a little bit better than most people.

Miss Terri Pohrman



A Message to All Mobilehome Residents In The Parks We Serve

Hi Mobilehome owners throughout the Vallejo area and Napa County this month we will be featuring the mobile home parks that we serve in our area and Napa county.

We have gone around to all the mobile home parks several times in this area and Napa county in the last year, that's how long we've been helping people and in Napa county this last year was without supporters and volunteers. To the many people that have helped out We Thank You All! As for our rent stabilization that they put back after nit picking it in the Park owners favor last February, it finally protects us a little bit but it doesn't protect us all the way it's just a Band-Aid so just Don't Forget That !

Remember we still see a lot of people that are signing in on long-term leases this is very dangerous because remember that I've said over and over again once you sign that lease for 30 or 35 years if you decide to sell your house it goes onto the new buyer they have to take over your lease, these leases are very dangerous! These leases are not the same leases as you lease a house from year to year, these are anywhere between 10 and 35 years this is not a good thing for you nor the people that might buy your Mobilehome! Remember we are just paying rent on the ground space, we own the home.

Many of the parks in Solano County need a lot of help, however calling the Housing Authority of Vallejo is not the answer. We have now connected with the Fair Housing of Napa Valley, you must keep this ever so close in your mind, because you might need it. I know that it seems unheard of that we have to reach out to a different county to get help, but this is what we had to do. The

people in our community that run the housing really all care only care about the section 8 and the HUD housing they make money off of, they knew there was no money to make off of us, we are just another complainer to them!

I recently went to a Candidates Forum at a church in South Vallejo and I couldn't believe how people stood up for their rights and said their opinion what really goes on here, I was really proud of them. Just being here three years I say let's get rid of the old dead wood on the council because they do nothing, some do have back door meetings and they don't read their packets they receive. We have got some new energetic blood that is running for council and I suggest we vote them in and see what they can do and if they don't do a good job let's get rid of them too. I for see that all these big plans that the City Council has, will turn to mush and once again will be in bankruptcy.

Now I am now trying to help with some Mobilehome parks in Napa County because, there is nobody to help those poor people either, so far it is the VMC and Napa Fair Housing! They have a different type of rent stabilization it's called an MOU and that is Moratorium Of Understanding it is very outdated (1995) and it was signed by some of the old owners. I'm trying to bring them into this century, but right now I'm helping people with their issues with the landlords like leases, rents that are overcharged, pass-throughs and a little bit of everything. These people have the same complaints that all of us throughout the state have, however our state is fortunate to have a book of MobilehomeLaws (MRL). These are laws signed by the governor and put into a book, if you don't have one of these books call us, join us at a meeting and will give you one, just "Join" us.

I know how it is to live in a mobile home I've lived 15 years in a mobile home.

The Park Rules and reading this MRL is very difficult to understand but just remember the park rules are to be held responsible by the park management !

Remember sometimes you have to get a permit for things such as putting on a roof, tearing walls down, putting in a water heater, building a porch, landscaping, terracing land, you cannot work on your car in your driveway, and in some cases they have a car washing station that you wash your car in, if you are doing any of these you are in violation of the state and the park rules, you also cannot park on the street, the streets in mobile home parks are smaller than regular streets it is a rule that is mentioned in your park rules. Remember if someone calls the Fire Captain he can and just might have your car towed or the neighbors car towed, if it's there overnight or parked there for any length of time. You cannot just do what you need to do, you need to check with your park rules . Remember after reading this article if you have any question you may call us our visit our new website (that is coming in November) or email us, one of us will get back to you shortly or if you want to join us we meet on the third Thursday of the month in Vallejo California at the Moose Lodge at 337 Nebraska Street it is really an open session of people with issues or have complaints about what happens in their parks so come and join us it is fun and you live in a mobile home park and there is always something happening so come and share. Next month we will feature another park that is in trouble!

VALLEJO MOBILEHOME COALITION

Se reunirán en una nueva ubicación Cuando: Domingo 25 de noviembre de 2018 Donde:
Vallejo Moose Lodge # 468
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Vallejo, CA 94590

2 a 4 p.m.

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FORUMS, FORUMS, FORUMS

Vallejo Together hosted a Social Justice Candidates Forum at Faith Fellowship Baptist Church where Vallejo City Unified School District, Solano Community College, and Vallejo City Council candidates were asked questions regarding homelessness, rent control, affordable housing and lack of access to healthy foods.

Terri Pohrman and Margaret Robbins(Marge) of the Vallejo Mobile Home Coalition showed up and fully represented the frustration and concern that countless mobile home owners and renters have had to deal with the last few years. The dynamic duo, who is at almost every Housing meeting and responsible for this publication were fearless in their questioning, stating that if Vallejo really cared for it's people, then why would they risk thousands of mobile home owners and renters to be displaced.

A justified clerical error, unamendable as it seems, was the blanket answer yet when pressed about rent control for all, a few cited how it didn't work in San Francisco or San Jose but that in Vallejo, preventative measures could be introduced such as owning their own homes to those who have been gentrified.

.....

We might add (Terri and Margaret) to the above, that this and other "Forums" attended by the Vallejo Mobilehome Coalition has been very informative and enlightening as well as eye opening as to which Candidates have "Passion" for this City. The new "Kids" on the Ballot (Mr. Brown and Mr. May) as well as Katy Miessner really seem to be "Real" and totally concerned and enthused about Vallejo, they also seem to want transparency and openness maybe we could have a "Council" that doesn't lean towards "behind closed doors" meetings, so they are the ones we are leaning towards. If a change is not made this City could be in real trouble again. We think that there are too many "Realtors" on the Council that can't possibly be unbiased when it comes to Rent Stabilization, Rent Control, Homelessness, or anything concerning "more money" to be made. Please VOTE and choose wisely, it really does concern all of you and you can make a difference.

Vallejo Area Mobilehome Magazine

Serving Mobilehome Owners in American Canyon, Benicia, Napa, Vallejo, and Yountville

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Front Cover: MISS TERRI POHRMAN

To God be the Glory

www.mobilehomemagazine.org

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.

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.tenants-together.org/campaigns/repeal-costa-hawkins-rental-housing-act>

From Frank Wodley, VALLEJO 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.**



October 12, 2018

Fair Housing Napa Valley (FHNV) is a private 501 © (3) non-profit corporation dedicated to promoting fairness and equality of housing opportunity for all people. We work to eliminate housing discrimination and ensure equal housing opportunities through leadership, education, facilitation, outreach, training, and advocacy. Our agency is the voice of fair housing in Napa Valley and the City of Vallejo.

FHNV provides all residents- tenants and landlords alike- with impartial information regarding fair housing protections and their rights and responsibilities. Fair housing specialists provide counseling and mediation to tenants and landlords regarding specific housing concerns and can assist both parties to resolve disputes when necessary.

FHNV also counsels Mobile home Park tenants and managers about their rights and responsibilities according to current California Mobile home Residency Law (MRL) law. FHNV receives trainings from the local Vallejo Mobile home Coalition and works closely with a coalition of Park and Homeowner groups to address all mobile home-related issues in the City of Napa.

Through its programs FHNV also provides resources for low-income and disabled residents, including financial assistance for accessibility-related modifications. A physical modification is a change to the interior or exterior of the home that makes it more accessible and/ or accommodates the disabled resident's needs in some way, thereby ensuring peaceful enjoyment for the resident/homeowner. Grant funding is available to eligible disabled tenants (based on income and related criteria) to fund needed physical modifications.

Previous agency clients have successfully applied for funds to complete installations of wheelchair ramps and lifts, bathroom accessibility-related renovations, and similar projects that have greatly improved their quality of life. If you or anyone you know has a disability that would be accommodated by a physical modification to your mobile home, please contact FHNV immediately for assistance and to confirm grant eligibility.

We look forward to serving you soon!

- The Fair Housing Napa Valley Team

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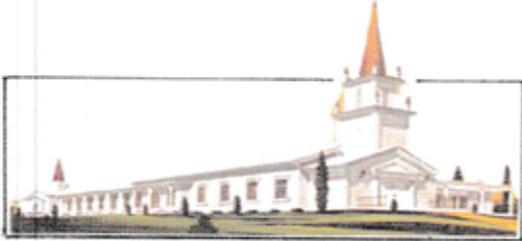
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- “We only take people who speak English clearly.”
- “We don’t take teenagers.”
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- “I can’t assign you a handicap parking space.”

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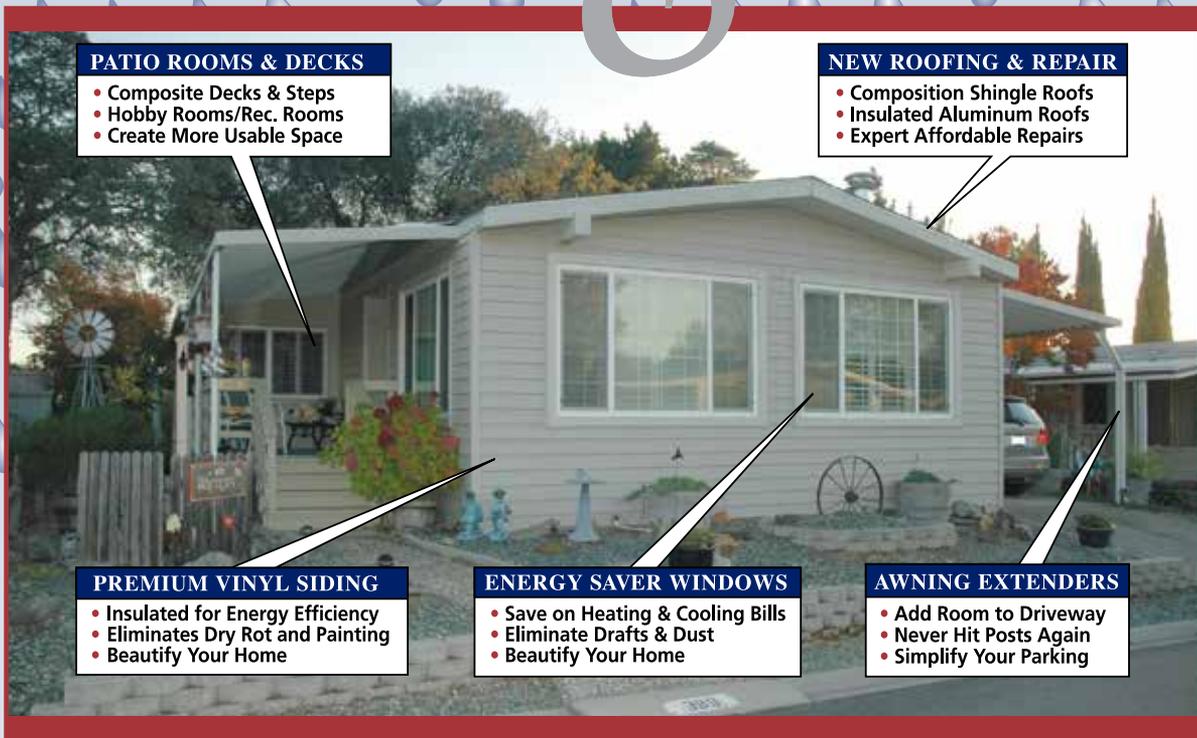


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