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Mobilehome Magazine

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JUNE 2019
VOLUME 2 NUMBER 6



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Miss Terri Pohrman at a May 11th meeting with the city Council member Mr. Brown, the Northern California law firm and the Vallejo mobile home coalition

Reunion

Coalición Casita de Vallejo

Cuando: junio 23, 2019

**Vallejo Moose Lodge #468
337 Nebraska Street
Vallejo, CA 94590 2 to 4 P.M**

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MEETING

VALLEJO MOBILEHOME COALITION

When: Sunday, June 23, 2019

Where: Vallejo Moose Lodge #468

337 Nebraska Street

Vallejo, CA 94590

2 to 4 P.M.

Plenty of Off Street Parking

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

Come Find Out The Latest

And What Is Planned For Dates To Come

COME AND PICK UP YOUR NEW 2019 MRL

Bring Concerns and Questions to the Meeting

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

We Are In This Together

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

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Any Questions Please Call

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

vallejomobilehomecoalition@yahoo.com

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Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed



Dodd, panel, host 100-plus at mobile home summit in Vallejo

By RACHEL RASKIN-ZRIHEN | rzrihen@timesheraldonline.com | Vallejo Times Herald

PUBLISHED: April 30, 2019 at 6:05 pm | UPDATED: May 1, 2019 at 3:55 pm

More than 100 people attended a mobile home summit in Vallejo led by Sen. Bill Dodd (D-Napa) and both the senator and at least some local mobile home residents are pleased with the results.

“The takeaway is there’s a high level of interest in mobile home issues and a need for continued outreach and education for this vulnerable population,” Dodd’s spokesperson Paul Payne said. “We expect to hold another similar mobile home event in the district sometime in the future. The date and location have not yet been decided.”

Sunday’s meeting, held at Vallejo’s Loyal Order of Moose, featured a lengthy Q&A session with important questions answered by a panel of experts, he said.

Opening remarks were delivered by Terri Pohrman of the Vallejo Mobile Home Coalition, while other panelists included Kimberly Dorck, program director of Fair Housing of Napa Valley; Eric Guerra, a consultant to the chairman of the Senate Select Committee on Manufacture Home Communities; Legal Services of Northern California’s Ollie Ehlinger, and Joe Harney, of the State Department of Housing and Community Development, organizers said.

After their remarks, Dodd, a member of the Senate Select Committee on Manufactured Home Communities, opened the meeting up to questions from the audience.

The event was so well received, another is planned for the Napa Valley in July, Pohrman said.

“It was the largest summit ever to be done on the west coast,” she said. “It was very successful. We try to get out the word (so people can learn) where we are as mobile home owners. I remember it cost us over \$10,000 to put the rent stabilization back in that was taken away by the City Council.”

Pohrman, here, was referring to the protests and other efforts Vallejo mobile home residents made after city officials discovered the council had inadvertently repealed its rent stabilization ordinance for mobile home parks in April 2016. Several Vallejo mobile home residents at the time, complained of rents going up too high and too often as city officials wrestled with the best solution to the problem. It was finally resolved in 2017.

RELATED ARTICLES

- As the cost of living increases in California, seniors are desperate to keep working
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- Here’s what’s new in California Gov. Gavin Newsom’s state budget

“I think if everybody left here with one thing, it was to never sign a long-term lease, which is great,” Pohrman said. “We had owners of mobile home parks who said this was the biggest group they’ve ever seen in one sitting. We also have the Northern California law people that are on Capitol Street in Vallejo, that do handle cases of mobile homes for richer or poor very educated people. It was a successful event and everyone was very happy that I put it on.”



Hello All Mobilehome Owners and Residents:

Can you believe it's June and this is our anniversary month for the first issue the magazine was put out. I would like to give a big shout out to Frank Wodley that is the publisher of our magazine and thank him for letting us have this magazine! We would also like to thank Senator Bill Dodd for putting on the first ever summit that has ever been done with two Senators being represented and about a half a dozen other vendors that all pertain to mobilehomes, it was a great one we had about 140 people, it was a great day outside with plenty of free parking and nice weather, we also want you to circle your calendars for mid July when we will be putting another one of these summits on in the Napa Valley. We also would like to thank Tom Bartee from Senator Bill Dodds office that has been a great supporter of mobilehome folks starting in Vallejo since day one, thank you Tom you're the best! Thank You to Barbara Griffith that volunteered to make 25 dozen of very delicious cookies, there was nothing left but a few crumbs on the trays and lots of compliments. I also would like to thank all my volunteers that helped that day and also the Moose Lodge of Vallejo for letting us have the building and parking lot and thank all of you from the Moose Lodge for helping us out we do appreciate it. I hope you got some extra business at the bar! And last but not least thank you Margaret you did over the top for us at the Vallejo Mobile home Coalition Margaret works hard on our magazine every month and does a lot of letters for me and I do appreciate it, thank you Margaret! We also would like to thank all of the volunteers that don't even live in a mobile home, that just like to hang out with us!

This month I would like to speak about all the phone calls we get about titling your mobilehome, about permits to add onto your mobile home and also about their parks having rats! Right now HCD has a forgiveness program that you can title your home without penalties, you have to ask for it, but they do have it so everybody keeps their home tags or taxes every year if you are not buying your tags for your mobilehome every year through HCD you need to do that because they can put a lien on your property, that is your house, if you don't understand about this please call us and we will help you through the process.

I always say at the end of every thing that I write, "Please Do Not Sign a Long-term Lease", I am really quite

tired of saying this but I guess I'm going to have to say it forever because we have a few of those people that just don't understand a lease in a mobilehome is not like a stick house, do you know the stick houses are regular houses.

Yes a lot of the mobilehome parks do you have rats, there have been disturbances in almost every area with people building and areas have gotten unsettled with the rats nests, they are in and around the creeks they are crawling up and if you leave garbage outside, you shouldn't, if you feed cats outside you should take the food in at night there is also a lot of raccoons and opossums, please do not feed these animals they are wild, and they will probably take repeated calls to the park manager to get this problem solved, and if you have no luck with the park manager jot down a note to the park owner, if that doesn't work turn them into the health department or to the city, call the Mayors office. We would like to Thank our park owner Mr. Walter Newell for cleaning up our park a bit, having refrigerators removed from areas of easy access to them and for not raising our rents so as not to be feasible for us to live here.

I was invited to speak at Mr. Hakeem Brown's "Know Your Rights" meeting about "Mobilehome living being the last affordable housing", along with other presenters giving information and answering questions from those in attendance. It was a very good meeting. Thank You Mr. Brown for inviting me.

I will also be doing Tom Barte's cable TV program that will be aired later in June. See Vallejo's cable TV for details.

We would like to talk about our website that will be brand new and up and running by June ,

1. It's not the fanciest website but it has a lot of information of what are the things you need to take no Ron is the call us if you've got a problem or something you do not know about please call us don't talk to anybody but us unless it's a mobile home attorney, remember the attorneys for mobile homes are different than your regular attorney. I have a list of attorneys that we can use so please call us and we will advise you!

At this time I'd like to say Happy Anniversary to all of us at the Vallejo Mobilehome Coalition for putting out and getting the Vallejo area mobile home magazine started June 2018, it's been a great year and very successful and once again thank you Frank!

Don't forget if you have a problem with your mobile home park owner manager are just a problem with trees and driveways please call us we can advise you of what to do remember we are here for you and without you we do have anything to write about!

By the way, Margaret and I have had a sneak peak at Frank's new book "*The Great Deception.*" I highly recommend it to all mobilehome owners. It provides compelling evidence that we've all been "hoodwinked" by our long-time, go-to statewide organization, namely GSMOL. Frank recommends an immediate reorganization into regional groups, like the Vallejo Mobilehome Coalition. Margaret and I couldn't agree more. You can order the book by filling out the Order Form on page 13.

Always remember "Never Ever Sign A Long-term Lease" !!

Miss Terri Pohrman

Vallejo mobile home coalition

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 - b. Streets (10)
 - c. Driveways (10)
 - d. Lot Clutter (10)
 - e. Common Areas (10)
 - f. Amenities and their Availability (10)
3. Rent Fairness (amount) (10)
4. Manager
 - a. Attitude & Manner & Responsiveness toward residents w/issues (10)
 - b. Availability (10)
 - c. Consistency/Fairness/Equal and Fair Treatment (10)
 - d. Applies Rules Fairly (10)
5. Reasonable Rules (10)
6. Comply with MRL (10)
7. Comply with Title 25 (10)
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9. Crime & Vandalism in the Park (10)

170 = Total Points Possible

Point System for each category, above:

- 10 Excellent
- 7-9 Above Average
- 5-6 Average
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Park Name _____

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Signature _____

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Survey - The Plan - Is This a Step in the Right Direction?

*Last month Frank published an article: No Group Can Do It All. It is about reorganizing advocacy to better serve homeowners. This directly affects you. I'm suggesting more groups like the Vallejo Mobile Home Coalition, which is doing a terrific job. Unfortunately not one of you completed the Survey and returned it to Frank, but now you have a second chance. **If I receive more than 20 completed surveys, I'll have a drawing for the book The Great Deception. You could be a winner.***

1. Can one statewide group do it all? ___Yes, ___No
2. Do you agree that a local group can best serve the local community? ___Yes, ___No
3. Is a membership fee of \$25 reasonable? ___Yes, ___No
4. Our plan means you would only have to join one group. Do you like this idea? ___Yes, ___No
5. Your regional group would "service" you. You would receive a monthly magazine, could call the group for advice, and would have limited legal services. Plus you would be represented in Sacramento by a lobbyist. a. Is this more services than you receive today ___Yes, ___No, b. Would you join this group, at least for one year, and give them a try? ___Yes, ___No
6. The plan automatically funds a lobbyist. GSMOL would not be required to struggle getting members, in fact it wouldn't have members. Is this a step in the right direction? ___Yes, ___No
7. Ultimately there would be a local/regional group for all homeowners. Is this a step in the right direction? ___Yes, ___No
8. Every group would automatically be a member of a network, i.e. everyone working together. Is this a step in the right direction?
9. Every group would follow a code of conduct. Every group would be transparent, have yearly elections, candidates would be elected not by their popularity, but by their expertise. Is this a step in the right direction? ___Yes, ___No
10. The Plan eliminates many expenses. It eliminates the cost of printing the Californian. Is this a step in the right direction? ___Yes, ___No
11. The Plan provides homeowners a free, monthly magazine. Is this a step in the right direction? ___Yes, ___No
12. A reorganization solves many problems. One significant benefit, it gets everyone working together. Is this a step in the right direction? ___Yes, ___No
13. The Plan funds an attorney, one who will be available to write letters on behalf of members. Is this a step in the right direction? ___Yes, ___No
14. The Plan means individual parks will have help if they want to form a HOA or homeowners group. Is this a step in the right direction? ___Yes, ___No
15. GSMOL can help accelerate this process. They can ask their members to form regional groups. All it takes is three homeowners to step up. Would this be a step in the right direction? ___Yes, ___No
16. The Plan provides additional revenue for local groups. Mobilehome magazine has always pledged to share profits with the community. Is this a step in the right direction? ___Yes, ___No
17. We'd like to see each regional group establish a 24/7 hotline. Would this a step in the right direction? ___Yes, ___No
18. Competition works. All you have to do it look at all our sports teams. The Plan forms regional groups that serve local homeowners. This is an opportunity to take pride in your group and to support it. Since everyone is transparent, everyone will know how all the groups are doing. This is an incentive to do well. Is this a step in the right direction? ___Yes, ___No
19. As a member of your group, you would have a say and you could rate its performance - similar to Yelp today. Is this a step in the right direction? ___Yes, ___No
20. Will you pledge your support for our Plan? Is this a step in the right direction? ___Yes, ___No

We believe a reorganization is critical. We want only the best for you. Please take a few minutes to answer the above questions, then mail the completed Survey to Mobilehome Magazine, P.O. Box 3774, Chatsworth, CA 91313. We will share results with the community, and local leaders. **Thank You!**

“What Has Happened and What Will Be Coming Soon”

We have been really busy in the last couple of years. It is amazing to us that the time has gone by so fast. It is also hard to believe that we have been doing this Magazine for you for a whole year as of this month's issue for June.

Last month, we had the honor of helping Senator Bill Dodd and his Staff put together “The Summit” held at the Vallejo Moose Lodge. There was a good turn out, people came from several areas, many questions being answered from the Speakers attending. There were many Good questions on a variety of subjects. Thank You All that attended. For those of you that missed it, there will be one in the near future in Napa, hopefully mid July, at least that is what we are working on with Senator Dodds office and other agencies that always are there for “all of us”.

When it comes to attending “Meetings” that are held for all of us living in mobilehomes, which by the way is the last “Affordable” housing in just about every state and surely it is in California, it is a bit discouraging to me to see how few people do attend meetings and or functions, with the exception of Senator Dodds Summit. It seems like there is a false sense of security maybe because Vallejo has “Rent Stabilization” for mobile-home residents or maybe some people think that we the Vallejo Mobilehome Coalition can't help them or “this won't happen to me”, I myself have heard, “they (VMC) won't or can't get Rent Stabilization for Napa. Well guess what people, that is not true. We with the help of Miss Terri organizing us and the volunteers and seniors marching on City Hall and the Vallejo Housing and attending the oh so many City Council Meetings, it wouldn't have happened if we all just sat back and let it go. It has also been “rumored” that this magazine tells you to “sue” your park owners, hmmm, no another untruth, you have rights and you should know them and there are laws in the MRL, that back you up. Come to a meeting near you and pick up your 2019 copy, compliments of Senator Dodd.

We of the Vallejo are kept pretty busy and active doing all of the above mentioned “Nothings”, especially Miss Terri, she is more dedicated to your causes than any one of you can even imagine. These “nothings” include traveling from park to park, gathering information and resources for help from numerous agencies that are available so that when someone calls or asks at a meeting for help we are there for you and get it done as soon as possible. Like I said few people know what really goes on behind the scenes.

I myself have attended many meetings with and for Terri when she was obligated to something else and couldn't be in two places at the same time, none of us can either.

Recently I attended a meeting about Neighborhood Watch Programs and what to look out for a “Safer” neighborhood, this was put on by the Vallejo Community Services Department of the Vallejo Police Department at the JFK Library downtown. How disappointing to see a mere 25 or so in attendance when there is so much talk and publicity of how “bad and unsafe” it is to live here. Well maybe it isn't that “Bad” after all since there is such a lack of concern about being safe. Who knows, maybe it goes along with “it won't happen to me” thought process or “let someone else do it”. It doesn't always work that way. We (VMC) had 2 such meetings in our park trying to get a Neighborhood Watch Program going the first one had maybe 40 (?) attending the second one had maybe 20 attending, not bad for 192 spaces, like I said there goes that “false sense of security” yet again. Maybe we will have to serve a meal to get folks to attend. The VMC is not giving up on that project yet either, we will try again and again before we quit and “let someone else do it”.

Another informative meeting was put on by our new City Councilman Mr. Hakeem Brown. This was yet another important meeting on issues concerning renters of both “Stick” and Mobilehomes. As usual there was maybe 40 people there including the vendor's set up with important information us. There were several

speakers along with the energetic young lady that introduced everyone and invited them to the podium, what a delightful young lady.

There are approximately 40 or more Mobilehome Parks in the areas that we serve. Vallejo, Benicia, American Canyon, Napa and Yountville of which there are 1,045 spaces in Vallejo and Benicia this does not include some parks that are in the county, there are approximately 40 Mobilehome Parks in Napa County with 3,816 spaces I would take a wild guess that not all of these are occupied by one person, so I'm quite sure there are lots and lots of people that Rent Stabilization would help if they don't have it, and that is why we do what we do. It is not about "winning" but rather about "helping" those that we can. But just a little note from what I have heard time and time again, "you can't wait until the last minute" to seek assistance, it could be "too late". There are many agencies and resources out there, you just have to be willing to come forward and "Stand Up for Your Rights" and "Know What They Are".

Senator Bill Dodd and his Staff, Fair Housing of Napa Valley and their Staff along with Legal Services of Northern California's Ollie Ehlinger and other Staff members are just some of the help that is available, but even they can't do it all or without "documentation" and definitely not at the "last minute".

Thank All of You, including the many "Volunteers" for all the "Help" you give. You are all "Greatly Appreciated".

The VALLEJO MOBILEHOME COALITION By: M. Robbins (Volunteer)

The Great Deception (book) is Available by Frank Wodley

Finally, my book *The Great Deception*, is available to purchase. It affects you and every other mobilehome owner in California. It is about a 30 year conspiracy against our community that was almost the perfect crime. You have your chance to solve the mystery before I provide you my opinion.

My hope is you will support it and purchase a copy. It is available on Amazon (\$24.95 + shipping/tax). I've discounted it \$10 for all my friends and neighbors (\$19.95 total) if you order it through Mobilehome Magazine. Fill out the order form & I'll get it in the mail direct to you.

Yes, I Want To Order The Great Deception (Book)

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6/2019

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Vallejo Area Mobilehome Magazine

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The Vallejo Mobilehome Coalition Recommends Fair Housing Napa Valley. 1804 Soscol Ave Suite 203, Napa, CA 94559. www.napafairhousing.org (707) 224-9720

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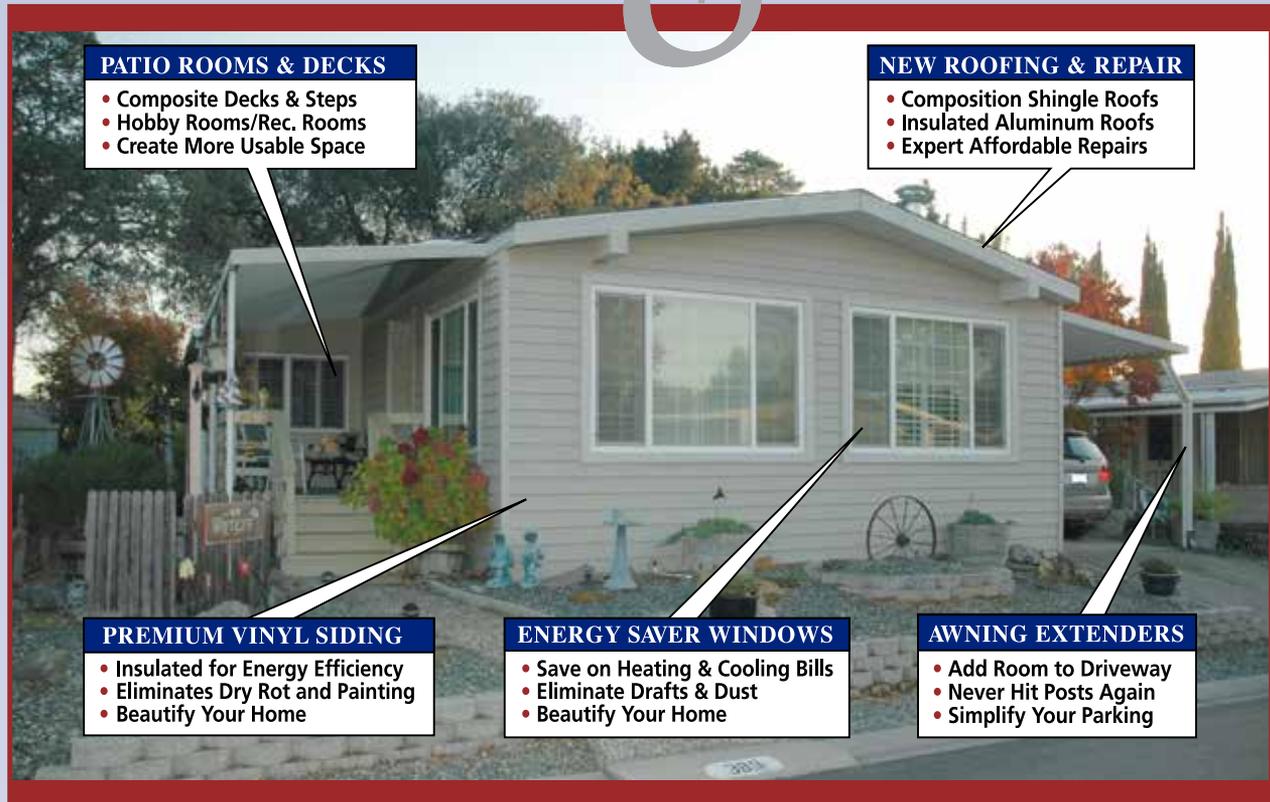
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