

*Napa/Solano*  
Mobilehome Owners  
Magazine

Serving Vallejo,  
Fairfield, Benicia, Yountville  
American Canyon, and Napa

**JUNE 2020**  
VOLUME 3 NUMBER 6



# ***“ A BIG THANK YOU TO ALL ”***

I would like to personally Thank All of You, along with Chuck Harris and his wife Belen, Margaret Robbins and Miss TERRI Pohrman and each and every “Volunteer” that helps with putting together and delivering our magazine every month and the Mobilehome residents for reading it and acknowledging it!

Remember we live on private property and the rules and regulations all different than living in a Stick-House. We are covered under state law the MRL and Title 25 which Housing and Community Development (HCD) judge our mobile homes and then try to inspect Mobilehome Parks every 5 to 10 years that is all of the mobilehomes in California, we are the only state that has the book of rules and regulations of how we operate and remember too that we only rent the dirt, but we own the home! We have park rules that we are supposed to follow, but so are the owner(s) and the management supposed to follow these rules that are put together. If the management and the owners change rules they are to hold a meeting to present these rules and give you a 90 day notice. We recommend hiring a Mobilehome Attorney if you need one, this is the best way to cut to the chase, because they know what they are talking about and definitely know what to do.

We have a list of attorneys to recommend throughout California that you can hire, to defend you and protect your rights. We also know that some of the managers are bullying people, including senior citizens, they should take the initiative and call up Adult Protective Services, Fair Housing and yes the Vallejo Mobilehome Coalition.

If you get stuck and you don't have the answer please call us at 707-648-6155 or attend our monthly meetings at the Vallejo Moose Club on the third Sunday of every month starting at 2 PM, when we can start them up again, call us for details if we don't answer leave your name and your number and your park and we will return your phone call as soon as we can.

You can also find on the Internet at [www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com) please view our website and maybe this will answer some of your questions, it is updated daily.

Once again we would like to thank you all for having a look at a great magazine, so keep it on your coffee table for reference, because you will get a new one every month! Remember we are a nonprofit and we rely on memberships, donations and grants, hopefully they will be coming soon. “Thank You” once again from All of Us to All of You that live in mobilehomes.

You Are All “Greatly” Appreciated.

Thank You  
The Vallejo Mobilehome Coalition  
Serving Solano in Napa Counties

# Napa/Solano Mobilehome Owners Magazine

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

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## CONTRIBUTING EDITORS

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## My Mistake by Frank Wodley, Publisher

Last month I made a big mistake when I inadvertently deleted the first page of Miss Terri's monthly presentation. I copy it here:

*Residence of mobile homes, Hope this finds you all well sheltered in place has all of us! It certainly has been a tough month I been off from my job for 5 weeks, this corona-virus has taken hold of the whole world! We managed to get the magazines out for the month of May they say walking is the best exercise if you're stuck at home and sheltered in place!*

*I myself, walk around the park with the magazines, I get tired of watching the Dreary news, Reading, And watching the boob tube. I think if we all obey that this might go away quicker than we think I don't know because I'm not a doctor but I'm hoping I've got all my fingers crossed and I'm sure you do too !*

*We plan on keep on putting out the magazine every month and I hope you all like it! If you are not getting it and you'd like to have a copy please call us at the Vallejo mobile home Coalition @ 707-648-6155 if somebody doesn't pick up the phone just leave us a message with your name and number I will certainly call you back or you can leave your space number the name of the park you're out in your last name and will mail it to you. If you live in a mobile home I'm sure that some of you have been bullied about paying your rent on time and the following pages there are lots of articles on that please pay attention to these articles.*

*I know that some Mobile home Owners/Managers are kinder than others. If you have a problem and you feel like you're being bullied talked down to and Harassed please give us a call perhaps we can help you. These are hard times for all of us for instance I haven't worked in five weeks my last day of work was 2 March 2020 and here it is May and still not working .*

*Thank God I'm surrounded with a lot of caring people are nice people to keep me going and a Landlord that's very kind and understanding! There are a lot of agencies out there such as the Food Bank, The brown bag program, Your local Churches, Salvation Army and many more other community-based places that will give you food if you need !*

*I had an opportunity this month of one of my senior parks in the Napa Valley the manager started bullying them and harassing them about passing out the magazine as well as passing out some flyers we made it according to the MRL the mobile home residency law 79851. On page 16. It's called the right to assemble, meet, canvas, petition, invite speakers, you have the rights even though it is private property to hand out things in the park these are not just rules these are laws signed by the governor for our protection.(continued on page 7 of the May 2020 issue).*

## SUPPORT MOBILEHOME MAGAZINE & VMC

Last year, I wrote "The Great Deception, California Mobilehome Owners - Victims of a 30 Year Conspiracy." It detailed who, what, why, when and where our state-wide advocate Golden State Manufactured Home Owners League (GSMOL) was taken over by park owners. This conclusion affects each and every mobile home owner in California because GSMOL helps write and enforce the laws. Every homeowner should read how the park owners are winning. You can purchase the book by sending a check for \$20 to Mobilehome Magazine, % Frank Wodley, 1799 Brightside Street, Tulare CA 93274. You'll be glad you did!



## THE NEXT MEETING IS

VALLEJO MOBILE HOME COALITION

When: Sunday, April 12, 2020

Where: Vallejo Mobile Home #468

337 New Street

Vallejo, CA 94590

2:00 to 4:00 P.M.

Please bring off street parking

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

(Unless it is On A "Holiday")

Come Find Out The Latest

and What Is Planned For Dates To Come

Bring Concerns and Questions to the Meeting

We Are In This Together

Light Refreshments Will Be Served

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

### "Please Do Not Sign a Long Term Lease"

Any Questions Please Call

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

For a Call Back: "Please Leave a Message"

We Will Get Back To You As Soon As Possible

NEW Website: [www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com)

Protecting the Rights of Mobilehome Owners

No Park Owners or Management Allowed

## Housing and Community Development HCD “Northern CA” Contacts

<b>Field Operations - Northern Area Office</b> <b>9342 Tech Center Drive, Suite 550</b> <b>Sacramento, CA 95826</b>	<b>(916) 255-2501</b>
<b>Manufactured Housing Section</b>	<b>(916) 445-3338</b>
<b>Mobilehome Assistance Center (Complaints)</b> <b>Office of the Ombudsman</b>	<b>(916) 263-4742 or (800)952-5275</b> <b>(916) 323-9801</b>
<b>Mobilehome and Special Occupancy Parks</b> <b>Program</b>	<b>(916) 445-9471</b>
<b>Occupational Licensing</b>	<b>(916) 323-9803</b>
<b>Plan Check - Northern Area Office</b> <b>9342 Tech Center Drive, Suite 550</b> <b>Sacramento, CA 95826</b>	<b>(916) 255-2521</b>
<b>Mobilehome Registration and Titling - HQ</b>	<b>(916) 323-9224 or (800) 952-8356</b>
<b>State Housing Law Program</b>	<b>(916) 445-9471</b>

**If your home is not titled or if you want to change names etc, or if you are leaving your home to relatives, make sure it is all on the title. the contact address is;**

**HCD-Codes and Standards Main Office**  
**9342 Tech Center Drive, Suite 500**  
**Sacramento, CA. 95826**  
**800-952-8356**

**Applications;**  
**P.O. Box 277820**  
**Sacramento, CA. 95827-7820**

**Website;**      [www.hcd.ca.gov](http://www.hcd.ca.gov)

**Hope you find this information useful, if so please keep it handy, Miss TERRI**



## **June Message from Miss Terri, Executive Director**

Dear Mobilehome Residents:

Well we can say “Happy Anniversary” to the Mobilehome Magazine. June 2018 was the 1st Issue of the Vallejo Area Mobilehome Magazine, two years we have been delivering them to you!

We hope that you have enjoyed the magazine and the information you are getting for free, because remember living in a Mobilehome on private property is different from a regular house.

Rules regulations permits from the state of California HCD (Housing and Community Development) in Sacramento is the place that you call when you get your permits, you can also go online if you are Internet Savvy!

We would like to talk a little bit about people that couldn't pay their rent during the shut down and stay at home order by the Governor of California, which is a good thing that we are still going and that we are not 6 foot under, or in an urn somewhere! I hope all of you obey the orders by wearing a mask and staying home because it was the best thing for all of us, and as you probably know they are already announcing another one of these shut down of the United States in November, which is before Christmas so can I suggest that you stock up on toilet paper, food and other supplies to put it in your closet and kiss Christmas goodbye!

We put out the magazine the last two months, it has been a little bit late, but it will get better we have had lots of phone calls and lots of people emailing us, remember we do have a website, it is [www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com) or call 707-648-6155 if you have a question about anything, just maybe we can give you an answer. We have been in the Mobilehome business roughly 16 years and know the ends and outs of Rent Stabilization, lot lines and a whole lot more concerning many other things that you may have questions about in Mobilehome Parks. It is not often these days that you have somebody with so much experience that can answer your questions or knows where to direct you to the proper resources and honestly if you call us you're going to get a direct answer not something made up of what we think we know. We can refer you to somebody that will take care of your needs so please do not be afraid to ask!

If you live in Napa County after all this shut down and everybody is back working in their offices such as the City of Napa, the Board of Supervisors, and the Courts, we will attempt to get Rent Stabilization throughout Napa County it is a must, there are only three Cities from Vallejo up to Calistoga that have no Rent Stabilization are Napa, Yountville and Saint Helena, do you agree these cities should put Rent Stabilization in place immediately because of what we have gone through with this pandemic, it shows that we all need it. The majority of people live in affordable housing, the last affordable housing in America which are Mobilehome Parks! Most of the people that live in these parks in Napa along the Highway, Solano Avenue including the Lake Berryessa area all the way up through Yountville and St. Helena are hard-working people, some are retired and on Social Security or Pensions. Rent stabilization is needed in this last affordable housing in America to protect these people. Remember City Officials, many of these people are on limited incomes and if the Rent Stabilization is written correctly and handled correctly it will help these people immensely!

We are looking for park walkers. If you live in a Mobilehome Park and you would like to walk the park once a month and distribute the magazines, which by law you can walk the park and deliver the magazine without any manager of a park harassing you in any way please let me know.

We are also looking for advertisers for the magazine, we want local advertisers so they could be supported by the people in the Mobilehome Parks such as Heating and Air, Window Companies, Construction, Mortuaries, Landscapers/Yard Maintenance, Handyman and even Real Estate agents that will handle Mobilehomes! We put out over 3000 magazines per month that go directly to Mobilehome residents that most likely would use the services of the advertisers and with reasonable rates to advertise in the number of magazines that we put out, it is also always posted on our Website at

[www.vallejomobilehomecoalition.com](http://www.vallejomobilehomecoalition.com).

If you are having any problems in your Mobilehome Parks such as managers and or owners that are harassing you, would you please let us know we would like to help you, give us a call at 707-648-6155.

We would like to take this opportunity to "Thank You" for supporting us for the last two years and for supporting the Mobilehome Residents throughout California of which there are so many just in our area alone. We would also like to "Thank You All " for your continued support of the Vallejo Mobilehome Coalition. It shows that our work is appreciated.

Remember when we can get back to having our meetings, the meetings are held on the third Sunday of the month, unless it is a Holiday at the Vallejo Moose Lodge located at 337 Nebraska Street with lots of free parking. The meeting starts at 2 PM

**And a reminder that these meetings are for Residents of Mobilehomes ONLY!**

**NO Owners or Management are Allowed to Attend!!!!**

Thank You, Miss TERRI - Executive Director, Vallejo Mobilehome Coalition





## **A POEM OF THE TIMES TO SHARE**

**I'd like to share with you all something I wrote about what we've all been going through in these past few months... It's called of course " The American Pandemic"**

**It started so quickly, we were all caught off guard. People were dying no worries, China is so far.**

**Then before we all knew it our country was filled with loved ones all over that this virus had killed.**

**Go home to your houses, stay there, don't come out, unless you are hungry, just don't hang about.**

**The shelves were all empty in the stores where we shopped, not even basic toilet paper; all shipments had stopped.**

**No parties, no bowling, no gathering at all. We were told to wear face masks, keep our distance, no touching at all.**

**Our children could no longer go to their schools, we couldn't go to work and had to follow the rules.**

**Never had we seen such a horrific ordeal, at least in our life time it just didn't feel real.**

**People lost their jobs, their incomes had stopped, next thing we knew our economy had dropped.**

**We were all given money to help us get through, but in this horrible time it won't last long we knew this was true.**

**But thanks to all the people who live in our country, we'll help each other survive and make back our bounty.**

**I'm sure years from now as we remember the lost, we won't dwell on all things it had costs.**

**We'll remember those brothers and sisters that helped us, by showing us all we had that same love inside us.**

**We are American people and we can say that with pride, but we're people who know when to put pride aside.**

**We have all stuck together thru this thick and thin because we all found what it takes from within.**

So when this is over and our people rejoice, lets not forget to thank God in our most humble voice.

I, for one am so grateful to the ones trying to save us, they deserve all our praise because they were the bravest.

So last but not least I just wanted to say, I'm so glad that we all live in our great US of A.

Thank you for taking the time to read this and I hope you dont think it's too corny. Let's all stay safe so we can look back and say we are survivors. God Bless You All.

Thanks Again, Debra Smith-Robbins

**This was written by a member of my family and I asked and was given her permission to share it. It really is worth sharing. Time well spent while having to "Stay Home". Thank You. Y'ALL Stay Well and Be Safe.**

So to add to this, and by no means do I want to take anything away from it, I would just like to remind everyone to please pay attention to what is going on around you. Be diligent and pay attention to your surroundings, where you park when shopping, when you are shopping, to and from your car, on the way home, people have been followed and robbed after going to the bank or the ATM. I don't care what you are doing when you are out and about, PLEASE PAY ATTENTION. There is just way too much crime going on in today's world not to pay attention and keep ourselves safe. This is important even when we are at home. Living in a Mobilehome Park as a rule gives us an extra sense of security, at least in my park I feel like it does, that sure doesn't mean we can let our guard down. Another problem is phone SCAMS, which really get my dander up, never give anyone any kind of personal information especially the last 4 digits or entire number of your social security card, credit card, debit card and please do not answer yes to any question they ask you like "Can You Hear Me Clearly", if you are evasive they say "I need a Yes or No. They record it and use it for permission to get into your accounts. I have gotten emails saying my Paypal account has had "suspicious" purchase activities and or transactions on it, "Please give us your correct information so that we can take care of this problem immediately", Guess what???? I don't have a Paypal account, nor do I have a Kohls account which has been frozen because of a \$9,000.00 questionable purchase. A dear friend had been scammed out of way too much money, thinking they were in trouble and wired money to these scumbags, not once but twice. The latest I've seen is PG&E is going to shut off your service if you do not pay immediately, I wish they would call me, my park is master metered. LOL. I could go on and on because I hear, read and receive these things everyday. Don't forget to keep an eye out and check on your friends and neighbors to make sure they too are "Safe & Sound". We are In This Together. We Can and Will Get Through This. So Y'All Please Take Care & Be Aware

**Please Do Not Be a "TARGET".  
Wishing You All The "Best"  
Margaret Robbins - VMC Volunteer**

# The MRL Protection Program by The Numbers

by Frank Wodley

AB3066 was introduced as a break-thru piece of legislation, promoted by GSMOL and others. Legislation that would finally provide you a viable means to enforce the Mobilehome Residency. This bill will, beginning July 1, 2020, establish the "Mobilehome Residency Law Protection Program" within the Department of Housing and Community Development (HCD). That means if and when you feel your park is violating the MRL, you are able to complain to HCD and they will investigate. This program is similar to the program in Washington State.

Signed into law in 2018, it requires every mobile/manufactured homeowner in the state of California to pay a \$10 fee each year for five years, namely 2019, 2020, 2021, 2022, and 2023. All proceeds go to the Department of Housing and Community Development of California (HCD).

Please remember, AB3066 was proposed by GSMOL, an organization essentially run by park owners. So, here is an analysis of AB3066 by the numbers. It provides a look at the financial nuts and bolts of this program. Does this program actually protect homeowners rights or is it just another sham? We suggest you pay close attention. If you make a complaint, please include us.

## ANALYSIS BY THE NUMBERS

The total number of mobilehome spaces in California is 452,675, according to Katherine Borg, Legislative Advocate, Western Manufactured Home Communities (WMA).

This generates a revenue per year at \$10.  $452,675 \times \$10 = \$4,526,750$  (total revenue per year). Revenue total for 5 years.  $\$4,526,750 \times 5 = \$22,633,750$  (total revenue per 5 years)

The program will collect money for 5 years; however, HCD shall accept complaints for only

3.5 years, starting July 2020 and running through the end of 2023. Therefore, the money available for each of these 3.5 years.  $\$22,633,750 / 3.5 = \$6,466,785.71$  per year. This amounts to \$124,361.26/week, or \$24,872.25/day.

The average salary for an attorney in California per year is \$157,000 (\$3019.23/week). The average salary for a secretary in California per year is \$50,000 (\$961.54/week). The average salary for an investigator is per year is \$110,000 (\$2115.38/week). The cost of one attorney + one secretary + one investigator = \$6,095.15/week.

**Number of Complaints.** Let's now figure the number of complaints HCD can expect to receive per week based on Washington State Resolution Program. There are 452,675 spaces in California and 61,545 in Washington State. We know there were 233 total complaints one year in Washington State. Taking a ratio of  $452,675 / 61,545$  or 7.355, the number of complaints in California might be  $7.355 \times 233 = 1714$ /year (33/week, 6.6/day).

Therefore, based on the 233 annual complaints in Washington State, HCD may face 33 complaints per week in California. We'd guess 50% could be eliminated just by examining the complaint. That leaves 17 per week. We'd say another 50% of the 17 could be eliminated in only a few hours of work, i.e. perhaps with a few phone calls or letters. That leaves 8 that require a longer investigation. One investigative unit (an attorney/secretary/investigator) costs \$6,095/week. Eight investigations would cost  $8 \times \$6,095$  or \$48,760. Yet the HCD receives \$124,361 per week. What happens to the other \$75,601. You figure it out and that's your money!

In our opinion, AB3066 gives Housing and Community Development a wind-fall of \$124,361.26 per week. That amount of revenue would allow them to hire 20 attorneys, 20

secretaries and 20 investigators! We feel that's absurd. And mobile/manufactured home owners have to pay it! We know some folks are refusing to pay. The \$64,000 question is will this program really provide homeowners a means to enforce the MRL. Only time will tell.

### TIME LINE FOR FEES

According to the legislation, HCD could start collecting \$10/space from every mobile home park in California:

*Beginning January 1, 2019 (and ending December 31, 2023), and each subsequent year thereafter, the department shall assess upon, and collect from, the management of a mobilehome park subject to the Mobilehome Residency Law an annual registration fee of ten dollars (\$10) for each permitted mobile-home lot within the mobilehome park.*

### TIMELINE FOR COMPLAINTS

Of course, the title of the bill is "MRL Protection Program." Essentially, that means that HCD will provide for enforcement of the MRL, the first time in history the MRL has had a viable enforcement mechanism. You, as a mobile home owner, can make a complaint, based on the MRL, beginning July 2020.

### LACK OF TRANSPARENCY

HCD doesn't have to provide any data or information on what they are doing or how they are spending your money until January 1, 2023, a time when 80% of the program has past.

*On January 1, 2023, the department shall submit a written report to the Legislature outlining data collected from the program and make that report available on its Internet Web site.*

We feel this is very troubling. In our opinion, HCD should be reporting to us at the end of each year, beginning with December 2019.

### OUR WARNING - BE VILIGANT!

In our opinion, HCD has never been our friend. In one park, management used HCD to pressure five owners who were selling their homes by citing them for violations (HCD was called by management for this purpose). Perhaps management wanted the homeowners to sell to the park. We call this interference of sales.

Based on the history of HCD, we recommend you be viligant and "hold the feet of HCD to the fire." We need to make sure they are actually protecting you when you make them aware of a complaint.

### OUR SUGGESTION

If and when you submit a complaint to HCD, we ask you to make a copy and send it to Mobile-home Magazine, 1799 Brightside Street, Tulare CA 93274. We will keep track of complaints, the corresponding action taken by HCD and will report our findings in a future issue of Mobile-home Magazine and on line.

Finally, we feel your best protection from park owners that violate the law is ORGANIZATION. We'll help with advice and financial aid. Use us!

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# VALLEJO MOBILEHOME COALITION

173 Frieda Circle, Vallejo, CA 94590/ 707-648-6155 / www.vallejomobilehomecoalition.com

The Vallejo Mobilehome Coalition (VMC) is an all-volunteer, non-profit mutual benefit organization of mobilehome owner/resident's advocacy groups. Formed in 2017, our purpose is to promote, maintain and protect the best interests of all mobilehome owner/residents in the general Vallejo area. We hold monthly meetings to inform and educate mobilehome owners/residence of important issues that may concern them. We work in a collaborative manner, developing to maintain a working relationship with many organizations.

We have a "Free", informative monthly magazine that is hand delivered to 3,000 spaces in over forty mobilehome parks situated in the Solano/Napa County, where there are 7,392 park spaces not including 700 RV spaces. The Residents that we help and deliver to are seniors, veterans, disabled persons and retirees of all ages, as well as families with children. Advertising in the magazine serves two purposes. First, it allows us to continue our "Free" and informative magazine, which is delivered to Benicia, Vallejo, American Canyon, Napa and Yountville and other rural areas, as we need advertising to help offset printing and delivery costs. Secondly, it provides our readers information on companies that provide important services for the mobile/manufactured home community. If you are a reader, please tell businesses you frequent about our magazine. If you are a business, please help us and consider advertising in the Vallejo Mobilehome Magazine. Your efforts will be "Greatly Appreciated."



**VALLEJO MOBILEHOME COALITION, INC 707-648-6155**  
**Membership Form**

Protecting the Rights of Mobilehome Owners  
 Protección de los propietarios de casas móviles

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**VMC 173 Frieda Cir., Vallejo CA 94590**

Comments



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## DISCRIMINATION IS RARELY THIS OBVIOUS, BUT IT'S JUST AS REAL. AND JUST AS ILLEGAL.

If the landlord gives you the runaround or says:

"We don't take kids."  
 "The apartment you asked about on the phone has been rented."  
 "We only take people who speak English clearly."  
 "We don't take teenagers."  
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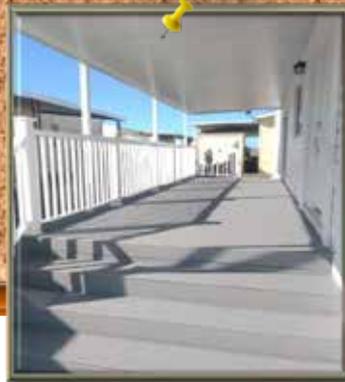
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