

THE VOICE

COALITION OF MOBILEHOME OWNERS

OCTOBER 2007 VOLUME 3 ISSUE 10

GSMOL / CMRAA Conference in GSMOL Region 8 by Frank Wodley

On Saturday September 22nd I attended a conference in Los Osos for GSMOL Region 8 as a GSMOL member. Speakers were Tim Sheahan, Jim Burr, Tom Lockhart and hostess Marie Pounders for GSMOL; Gus Colgain and Bruce Stanton for CMRAA.

The meeting was attended by about 80 mobilehome owners, mainly from the Santa Maria / Los Osos / San Luis Obispo areas.

So you might ask, why is the CoMO-CAL president attending a GSMOL/CMRAA meeting. Well I felt this was an opportunity to gain some information about their partnership and perhaps chat with Tim Sheahan and Gus Colgain about ways our three advocacy groups can work together.

GSMOL and CMRAA, in November 2006, agreed to an alliance in support of mobilehome owner related legislation in Sacramento. CMRAA has been working with the Legislative Action Team (LAT) of GSMOL since that time. CoMO-CAL has not officially supported any legislation to date, but we have been working hard getting signature petitions to the governor. Of course you know we have kept our membership up to date on happenings in Sacramento and elsewhere.

CoMO-CAL membership includes members of GSMOL and CMRAA. Why not? Every mobilehome owner can benefit from the services we offer. Every mobilehome owner needs to be informed and The VOICE is a terrific vehicle for information.

The following are some of the key points of the meeting on September 22nd:

Gus Colgain talked about the importance of ONE VOICE. ““They” may have the money, but WE have the Power of one voice.”

Tom Lockart is working on a database of lawsuits and other action that can be a source for mobilehome owners who have a specific problem and want information on what to do.

Bruce Stanton, Corporate attorney for CMRAA, talked about the three E's: Education, Enforcement and Engagement. At CoMO-CAL, the focus of education is directed towards mobilehome owners; however Mr. Stanton was discussing the education of legislators, judges, park owners and managers. An interesting concept which we will have to pursue.

Mr. Stanton also mentioned that engagement starts with one person and one issue. We have a multitude of laws that were written to protect us, but without that one person engaging a manager or park owner, without that one person going to court, there is no engagement.

The “conference” was four hours long. I will report more of the key points in the November VOICE. I hope everyone was as motivated to action as I was.

Thanks again to the conference hostess, Marie Pounders. And thanks to Tim Sheahan, the President of GSMOL and CMRAA President Gus Colgain and the other speakers and participants. This was a worthwhile experience and I hope it will motivate our three groups to work together for the good of mobilehome owners in the near future and beyond.

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Sent by Ollie Kirby, Santa Maria

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CoMO-CAL, Inc. is a non-profit organization committed to protecting the rights of mobilehome owners in the state of California.

All persons living in a mobilehome are eligible for membership on an equal basis, except management, owners and employees of owners.

THE VOICE is published monthly by the Coalition of Mobilehome Owners—California for the use of its members. THE VOICE welcomes articles of interest to mobilehome owners.

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2007 End of Session Manufactured Housing/Mobilehome & Related Bill Summary

SENATE BILLS

SB 541 (Alquist) – Income Requirements for Residency: prohibits management from denying residency to a buyer of a mobilehome in a mobilehome park solely on the basis that the buyer does not satisfy a minimum park income requirement to pay the rent and charges of the park, and requires management to also consider, in addition to income, the purchaser's financial assets. 2-year bill.

SB 586 (Dutton) – MPROP Funding: designates allocation of \$100 million from Proposition 13's Housing Innovation Fund, approved by the voters in November, 2006, to various housing programs. **A \$5 million for the Mobilehome Park Resident Ownership Program (MPROP) to help mobilehome owners purchase their parks or spaces was deleted from the bill.** sent to the Governor.

SB 589 (Correa) – Park Sewage Clean-up: provides HCD with the authority to require mobilehome parks to remove debris from major sewage spills from mobilehomes, park sewage systems, and permanent buildings within a mobilehome park, not simply require sanitation of such spills, as is the practice under current law. Status: Passed Senate 39-0, Assembly 74-0, sent to the Governor.

SB 753 (Correa) – Cal Home Program: HCD's CalHome program provides loans and grants to help lower-income persons purchase or rehabilitate their homes. This bill clarifies that Cal Home funds may be also used for loans to help lower-income park residents purchase either their

lots in a mobilehome park, or the homes, or both. Opposition: Unknown Status: Passed Senate 34-0, Assembly 78-0, sent to the Governor.

SB 829 (Wyland) – Cal Vet Funding Increase: expands the limit for Cal Vet loans on mobilehomes sited in parks from the current \$125,000 to \$175,000 but allows Cal Vet to charge a 1% or higher interest rate than conventional housing. sent to the Governor.

SB 900 (Corbett) – Park Condo Conversion: repeals a provision of the Subdivision Map Act that exempts mobile home parks converted to condominium resident ownership from most local subdivision map and local mobilehome rent control requirements. pending in Assembly Housing Committee, 2-year bill.

SB 926 (Perata) – MRL Spot: a "spot bill"*** expressing legislative intent to examine the Mobilehome Residency Law to determine whether it adequately protects the rights, health, safety and welfare of park residents. Status: Pending Senate Rules Committee, 2-year bill.

SB 981 (Padilla) – Pass-Through Fees: provides that park management may only provide for the maintenance of park common area improvements on residents through with funds acquired by rents, not "pass-through" fees in addition to the rent. The bill also only applies to rental agreements entered into, extended or renewed on or after January 1, 2008. Status: Passed Senate 21-15, failed in Assembly 33-32, 2-year bill.

ASSEMBLY BILLS

AB 446 (Soto) – Removal of Home on Resale - Notice: under the MRL, a homeowner has a right to resell his/her mobilehome in place in the park, unless it is not a mobilehome as defined, does not comply with code, or is in significantly rundown condition or disrepair as determined by the park management. The management must give the homeowner, within 10 days of a homeowner's request, a written list of repairs or improvements required by management in order for the homeowner to resell the home in place. This bill provides that park management may not require removal of the home from the park on resale unless the homeowner is given a notice of the specific reason or condition for removal of the mobilehome. Status: Passed Assembly 43-29, Senate 24-11, sent to the Governor.

AB 460 (Cook) – Removal of Pre-HUD Home on Resale - Inspection: under the MRL, a homeowner has a right to resell his/her mobilehome in place in the park, unless it is not a mobilehome as defined, does not comply with code, or is in significantly rundown condition or disrepair as determined by the park management. To determine whether a mobilehome is code-compliant, under current law inspections may be conducted on the exterior of the home, including the home installation and accessories structures. National (HUD) code standards for the manufacture of factory-built and manufactured housing were adopted in 1976. This bill requires that, as a condition of resale in place in the park, 1975 and older (pre-HUD) mobilehomes be inspected both inside and outside by a private home inspector and that management may prevent resale of the home in the park unless all violations found by the inspector are brought up to code.. 2-year bill.

AB 1111 (DeSauliner) – Senior Limits – Vote: requires the mobilehome park management to obtain the consent of 51% of the park residents

before changing an existing park rule limiting residency in the park to seniors. 2-year bill

AB 1309 (Calderon) – Mobilehome Rent Control: there are approximately 100 local jurisdictions with some form of mobilehome park rent control in California. Some of these ordinances have a vacancy control or partial control mechanism, meaning that the rent cannot be increased or can only be adjusted marginally upon a vacancy in a park space. This bill would pre-empt local mobilehome vacancy control rent ordinances, stating legislative findings on the negative effects of stringent rent control ordinances and the need to include vacancy decontrol provisions in those local ordinances. As amended, the bill, until January 1, 2011, permits park management to set the initial rent upon a vacancy not to exceed the greater of either 20% of the rental rate in effect immediately preceding tenancy or 70% of prevailing market rent for comparable units as defined in an appraisal in accordance with nationally recognized professional appraisal standards. After January 1, 2011, park management would have complete discretion to set the initial rent to market. After the initial rent is set, any increases above that level would be subject to local control until the next successive vacancy on that space. 2-year bill

AB 1542 (Evans) – Park Condo Conversion: provides that a fast track provision of the Subdivision Map Act that exempts mobile home parks converted to condominiums or subdivisions from most local subdivision map and local mobilehome rent control requirements does not apply in local jurisdictions with mobilehome park rent control ordinances.

Sponsor: City of Santa Rosa

Support: GSMOL, CMRAA, CRLA, Western Center on Law & Poverty, League of Cities

SB981 (PASS-THROUGHS) Mobile-home park bill gutted in Assembly

By LARRY MITCHELL - Staff Writer
http://www.chicoer.com/news/ci_6857625

09/11/2007 12:00:00 AM PDT

A bill whose author said it would protect residents of mobile home parks from unfair fees is dead for this year. Senate Bill 981 fell victim to a tactic known as "gut and amend."

On Friday, the language referring to mobile home parks and fees was removed from the bill, and new language pertaining to hospitals and doctors' bills was inserted.

The switch was made because it became clear the Assembly wouldn't pass the original SB981, said Bill Mabie, chief of staff for Sen. Alex Padilla, D-Los Angeles. "The bill didn't have the votes. They weren't there at the end of the day."

For a number of years, advocates for mobile home park residents have been trying to pass legislation to prevent so-called "pass-throughs." These are fees park owners sometimes levy in addition to rent. They say they are needed to cover the cost of maintaining or improving park infrastructure.

Opponents of pass-throughs argue that according to the state Mobile home Residency Law, which sets out rules for mobile home parks, maintenance and improvements of facilities in "common areas" is supposed to be paid for with a portion of rent residents pay, not special fees. SB981 sought to make it clear that such fees are illegal.

Some opponents of the measure argued it wouldn't work in areas where there is rent control. There, they said, the rents are too low to cover park owners' expenses and the costs of maintaining and improving facilities. In those situations, "pass-throughs" are necessary, they argued. In its original form, SB981 passed the Senate 21-15, but failed in the Assembly, where it got 34 aye votes and 36 nay votes. Glenn Bell, an advocate for mobile-home park residents, said he hoped for another vote, but before one could be taken, the measure was gutted.

Mabie said Senate President pro Tem Don Perata, D-Oakland, was looking for "a vehicle" to carry a meas-

ure he wanted to get through the Legislature. That's how SB981 became a health-care measure.

According to a legislative analysis of the new SB981, there has been a problem with some emergency-room doctors who try to collect payment from both patients and health plans, when they don't contract with those insurance plans. The new language of SB981 would require such doctors to try to collect only from health plans and not from patients.

The bill, in its new form, passed the Senate 45-30 Friday on a party-line vote. Democrats supported the measure. Republicans opposed it. The bill now goes to the Senate for consideration.

Mabie said Padilla and his staff worked hard to get the original bill passed. But it's tough for measures like that, which try to guarantee rights for residents of mobile home parks, he said. The park owners have a strong lobby, and there's a history of such bills failing.

Bell, the residents' advocate, who heads a group called Neighborhood Friends, said there may be around 3 million Californians living in mobile home parks, which translates into a lot of votes. But though there's only about 3,000 park owners in the state, they wield a lot of political clout because they contribute so much money to state legislators, he said. "That's the real sin that's going on here."

According to the California Secretary of State's Web page, the political action committee of the Western Manufactured Housing Communities Association, which represents park owners, contributed \$293,965 to state candidates in 2006. During 2005 and 2006, the association's committee gave \$5,300 to Assemblyman Rick Keene, R-Chico; \$4,300 to Assemblyman Doug LaMalfa, R-Richvale; and \$2,300 to state Sen. Sam Aanestad, R-Grass Valley.

The gut-and-amend tactic is fairly common. If it works, it's a way to get a bill passed quickly late in the year. But some critics say it's a bad way to make laws because it avoids the normal committee hearings, where legislation is debated by legislators, interest groups and the public. Staff writer Larry Mitchell can be reached at 896-7759 at lmitchell@chicoer.com.

SB981—PASS-THROUGHS**by Ollie Kirby, GSMOL Chapter Pres. Santa Maria**

Fighting this battle on “pass-throughs” in court here in Santa Maria for nearly a year (and losing) has only strengthened my resolve to work harder to bring this “rip off” of mobilehome owners to an end.

This is actually more than just a “mobilehome” issue. This is a form of senior financial abuse which impacts thousands of lives outside of mobilehome parks. Children and grandchildren are in many cases financially assisting seniors so they can remain in their own homes. The people that are being hurt most by these “pass-throughs: are people who are unable to fight back.

The Court in Santa Maria pretty much had to rule for the Defendant because he was not “breaking the law.” **SO THE LAW NEEDS TO BE CHANGED.**

The legislative year is fast drawing to a close. An enormous amount of money has been spent in Sacramento to try to defeat SB981. We cannot compete, money-wise, with wealthy organizations and individuals with “deep pockets” but we have tremendous power when it comes to the ballot box. Seniors vote in record numbers. And they vote ISSUES. And their friends and relatives pay attention to issues.

This is not an issue that will “quietly go away.” And we will not let Governor Schwarzenegger ignore it. If we can’t get legislation passed this year we will be back “ in their face” early next year, stronger and better prepared!

SB981 was amended on 9/7/07 and combined with a health care bill by Senator Perata. Our nice, clean bill which only pertained to the Mobilehome Residency Law got overshadowed by health care. Please read article on Page 4—SB981 is now DEAD! (Thanks Ollie for your hard work — F. Wodley, Editor)

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Bill (AB1542) extends Carson rent-control protections. Some mobile home residents gain a weapon in fight against the conversion of their park to resident-ownership.

Editors Note: The following article, dated September 12, 2007, is about AB1542, the "condo conversion" bill. Although the article refers to the city of Carson, if signed by Governor Schwarzenegger, it will affect the whole state of California.

David Grabill, an attorney in Santa Rosa, described the bill as follows: This bill doesn't prevent condo conversions. It provides some protections to residents of parks and continues local rent control restrictions

for residents who aren't able to pay \$200,000 or more to buy the box of air where their mobilehome sits. It also allows local governments to require repairs to park infrastructure like plumbing and electrical systems before approving any conversions. In other words, it takes away some of the huge profit incentives that park owners have under current laws.

- David Grabill is an Attorney at Law located in the city of Santa Rosa

By Gene Maddaus Staff Writer Carson Daily Breeze. Originally published Wednesday, 9/12/07.

It took a couple of tries, but in the end the state Senate approved a bill Tuesday to preserve rent control when a mobile home park is subdivided.

The topic is a major issue to mobile home dwellers in Carson, where landowner James Goldstein is attempting to convert two parks to resident-ownership.

City officials have vowed to fight to protect rent control at both parks, but as the law currently stands, cities have little say in the matter.

Residents of both parks, Colony Cove Mobile Estates and Carson Harbor Village, fear that their rents will rise dramatically if they opt not to buy their spaces.

The bill, AB 1542 by Assemblywoman Noreen Evans, would allay those fears by extending local rent control to moderate-income residents. State law already protects low-income residents.

The bill passed the Senate 21-16 on Tuesday afternoon, winning the bare minimum needed for approval. On Friday, the bill had failed with only 19 votes. It has previously passed the Assembly.

"It's good news," said Carson City Attorney Bill

Wynder. "We've now got to persuade the governor to sign the bill."

Evans, D-Santa Rosa, wrote the legislation after experiencing frustration with the issue in her hometown.

She said Tuesday that two senators, Ron Calderon and Dean Florez, were persuaded to change their minds after Friday's tally, giving the bill enough votes to pass.

"Local folks explained to them how important it is for their own constituents to preserve low- and moderate-income housing," Evans said. "It's a great bill, and it's a real victory for seniors and working families."

The bill was opposed by the California Association of Realtors and the Western Manufactured Housing Communities Association. Sheila Dey, the executive director of WMA, said the legislation would impede condo-conversions and make it harder for low-income renters to own their mobile home spaces.

"It absolutely makes no sense to me why the government would not want people to own their own homes and property," Dey said. "Having residents be able to own their own property in expensive areas of Southern California is a good thing for residents and not a bad thing."

Dey said Assembly Speaker Fabian Núñez and union leaders had gotten involved in twisting arms to make sure the bill would pass.

"We worked as hard as we could," she said. "We already killed it once, but they don't let anything die over there."

"They never thought we would get this through," Evans said.

Wynder said that the city's lobbyist tried to persuade hesitant lawmakers that the issue is not as simple as it first appeared.

"I think there was a feeling this was somehow an attack on property rights," Wynder said. "When we had a chance to sit down and explain that there are two kinds of property rights here - the guy who owns the (park) and the guy who owns the mobile home coach - that put it in a whole different perspective."

Bill Smalley, a resident who chairs a committee to fight the conversion at Colony Cove, said he was pleased that the bill had passed. Residents there pay \$400 per month in space rent, thanks to Carson's

strict rent control law. Some feared their rent could float to as high as \$1,000 per month once the conversion goes through and rent control is eliminated.

"It's a fantastic thing," Smalley said. "It would protect us at Colony Cove, but it's too late for Carson Harbor Village."

Indeed, the bill will have no bearing on the situation at Carson Harbor Village. Last week, the Carson City Council rejected Goldstein's proposal to convert the park. Goldstein is certain to sue to overturn the denial, and legal precedent is on his side. He has previously waged a similar battle in Palm Springs and won.

While steeling themselves for that legal fight, Carson officials are also preparing to lobby Gov. Arnold Schwarzenegger to sign the Evans legislation.

"We haven't heard any preconceived notion out of the Governor's Office that he's for or against the bill," Wynder said. "That indicates he's willing to listen."

gene.maddaus@dailybreeze.com

DAILY BREEZE WELCOMES COMMENTS ABOUT THE ABOVE ARTICLE—as follows:

"Rent Control is not a right anymore than cheap gas"

Let me guess mobilehomes deserve rent control because once they are on someone else's land they deserve to stay forever, look somebody moved them on that land and somebody can move them off that land, they came in on a truck and they can leave on a truck let's be serious. Lot's of people want to live in West LA but not everyone can afford it whose problem is that. If you want cheap space rent try Palm Desert or Fresno not Carson or the SF Bay Area--GET REAL !!
- jot

"President, Coalition of Mobilehome Owners - California"

Those of us who have researched this issue know full well that "condo conversions" are not about giving residents a chance to buy a "piece of the rock," but rather an attempt to break rent control. This is a well deserved win for the "little guy." We give a big THANK YOU to Assemblymember Noreen Evans, all the city officials across the state and mobile home owners who have worked hard for this legislation. We now have to work hard to convince our governor to sign this important piece of legislation into law.
- Frank Wodley

County leaders missing point on park conversions August 19, 2007

By Richard H. Close and Susy Forbath

Doug Cultice was not happy when he first learned his mobile-home park owner was considering conversion from a rental to a resident-owned park. A retired marketing executive, Doug had lived in El Dorado Palms Estates in Palm Springs for nearly a decade, had six children and 13 grandchildren and was very settled in his life. He owned his manufactured home but rented the land beneath it.

Doug, who is now the president of his park's homeowners association, bought the lot under his mobile home after the conversion for \$88,000 and now four years later spaces sell for \$139,000. Currently, he pays \$190 per month to his HOA and \$100 per month in taxes, compared to \$500 he used to pay for monthly rent.

When asked how he now feels about the conversion, he says, "In the beginning, my wife and I had a lot of anxiety about the conversion. It was a fear of the unknown. But once we got the facts, we were able to make a sound financial decision. I would do it all over again if given the choice"

In recent action, the Santa Cruz County Board of Supervisors enacted a new ordinance that makes it more difficult for mobile-home park owners to convert their parks to resident ownership.

This new regulation is not only illegal, which will likely cost the county scarce tax dollars to defend its position and a \$15 million damage claim against it, but also it will delay the ability of residents to buy their spaces and take operating control of the park. Ancillary to this, it is likely that interest rates for mortgages will increase with prolonged delays.

Like Doug Cultice once did, you may be wondering — what does it mean to convert a park to resident ownership? Conversion means the park is subdivided into individual lots and offered for sale to the existing residents if they so choose. Mobile-home park residents, the majority of whom are on

fixed incomes, typically own their home and rent the land under their home. Conversion will enable residents to own the land as well.

Families who choose to purchase their lots will benefit from the advantages of home ownership over renting, including building real estate equity, governing the park in which they live, obtaining mortgages with much lower rates than the loans on their mobile homes, the ability to rent out their home, and interest write-off on their taxes.

Likewise, conversion also offers residents the choice to continue to rent. This allows for every resident to make his or her own decision; and each family can decide what is best for them. For those who continue to rent, state law provides that for all low-income residents there is rent protection for as long as they live in the park.

California law also states that the rent for a low-income resident shall never increase more than the increase in the Consumer Price Index, which is better protection than allowed by local rent control. For non-low-income residents, the law provides that their rent can increase over a four-year period to market rent.

How can low-income residents afford to become homeowners? For low-income residents who elect to purchase their lots, the state provides 3 percent financing in an effort to preserve affordable housing and to promote affordable purchase housing. Financing is available through banking institutions, Cal-Vet loans and local governments often offer financial assistance through redevelopment funds/first-time home buyer programs. Furthermore, most park owners offer financial assistance in an effort to facilitate sales and encourage resident ownership in the parks.

Will residents be evicted or lose their homes? Another important question asked again and again.

No, the park is not being closed and residents are not forced to vacate the property, but rather, they have additional options that were not available to them prior to conversion.

Will residents lose the equity they have in their homes? No. After conversion to resident ownership, when a renter wishes to sell his home, the purchaser buys the lot as well. In other parks, after conversion, there is a great interest by people wishing to purchase in the park because of the opportunity it provides for a person to become a real estate owner and to realize a profit from that investment.

In one recently approved conversion, 100 percent of the newer residents in the park stated that the opportunity to own the land was the main reason they chose to purchase a home in that park.

The Board of Supervisors' recent decision to make conversions more difficult was made in an effort to protect residents, especially those on fixed incomes. But what are they protecting them from? The right to purchase their land with state funding? The right to remain as a renter with better rent protection than they have now?

Hopefully, Santa Cruz supervisors will explore the benefits that resident ownership provides. Maybe they will clearly see how the county can assist in promoting affordable purchase housing in an area where owning real estate is merely a dream for most.

Attorney Richard H. Close and paralegal Susy Forbath of Gilchrist & Rutter, Santa Monica represent the owner of Alimur Mobile Home Park in Soquel.

My Two Cents Worth on Condo Conversions **By Frank Wodley, CoMO-CAL President**

The motivation for park owners is simple: MONEY. This holds for most of them, most of the time. Whatever they do, it is about MONEY. In this case, a **condo-conversion** is about MONEY. It is not about selling a piece of the rock to residents, it is about breaking rent control or making huge profits on the sale. If these park owners were truly interested in giving residents a chance to purchase, they should offer the park for sale, not individual lots.

Please re-read the statement by Attorney David Grabill: “This bill doesn't prevent condo conversions. It provides some protections to residents of parks and continues local rent control restrictions for residents who aren't able to pay \$200,000 or more to buy the box of air where their mobilehome sits. It also allows local gov'ts to require repairs to park infrastructure like plumbing and electrical systems before approving any conversions. In other words, it takes away some of the huge profit incentives that park owners have under current laws.”

Unfortunately, there are residents who support condo-conversions for their park. I would suggest that they study the issue and re-think their decision. In another situation (Mountain Springs in Banning), residents there are between a rock and hard place. Their park owner will not sell the park and they have been unsuccessful in getting rent control. The park owner, however, is offering to sell individual lots. The question: at what price?

Remember our signature petition campaign in September's THE VOICE. We are getting good support from you and will send all your petitions to the Governor by September 24th. He has until October 14th to sign or veto bills that have passed the Legislature.

In any case, as Ollie Kirby writes, we will be better organized next year and will be back “in their face.” Thank you all for your help and support. You ARE CoMO-CAL! We are making a difference.

Will Constantine and Terry Hancock:

Conversion to condos hurts mobile-home park residents

Editors Note: This article was written in response to the one by Richard Close and Susy Forbath on the previous page.

<http://www.santacruzsentinel.com/archive/2007/September/02/edit/stories/04edit.htm>

September 2, 2007

Last week's guest editorial by mobile home park attorney Richard Close could win an award for overzealous client advocacy [Sentinel, Aug. 19]. Mr. Close managed to be equal parts misleading and deceptive while ignoring important, undisputed facts. A rebuttal is in order.

First, some background information. In 2002, a mobile home park in Palm Springs, El Dorado Palms Estates, was converted by the park owner into separate condominium units. After a hard-fought battle, the court found that existing state laws allowed the park owner to convert the park despite the strong objections of its homeowners. In response, the state Legislature passed a new law to protect mobile home owners, SB 930, authored by former Assemblyman Fred Keeley. This statute states that its purpose is to ensure that future mobile home park conversions are "bona fide," i.e., that they are supported by the park residents.

Here in Santa Cruz County, the owners of two mobile home parks, Alimur and Surf and Sand, have informed their homeowners that they plan to convert to condominiums as well. Although Mr. Close would have us believe that homeowners have nothing to fear from a conversion, the facts prove otherwise.

The goal of the conversion proposals is not to confer the fruits of land ownership upon the park homeowners. If the park owners wanted to do that, they could simply negotiate the sale of their parks to the current residents, something that has happened at many other local parks. The goal here is less benign: to eliminate rent control and coerce

the homeowners into paying double or more of the fair-market value of their lots.

Consider the El Dorado situation. Prior to the conversion, the homeowners obtained independent appraisals that demonstrated that a lot in El Dorado had a fair-market value of about \$55,000. After the conversion, the park owner set the lot price at \$88,000 to \$104,000 ---almost double their fair-market value.

But don't just take our word on what the lot prices will be after a conversion when you can read it in a law-office newsletter article from a partner in the law firm that is handling the proposed Surf and Sand conversion, C. William Dahlin. Shortly after the El Dorado decision, Mr. Dahlin's article advocated condominium conversions to park owners by giving an example of forcing homeowners to pay \$10 million for a park that would sell for only \$5 million as an ongoing rental park under rent control.

Mr. Close's editorial relies too much on selective comments by the president of the El Dorado homeowners association, Doug Cultice. Those comments are undercut by Mr. Cultice's testimony in February 2007 to the California Senate and by facts provided by other El Dorado homeowners:

Mr. Close also argues that the county's new conversion ordinance is illegal. The truth is that it merely requires accurate information about conversion proposals and tries to ensure that a proposed conversion is a "bona fide" one that is supported by a park's residents. That is exactly what state law requires the county to do. We fully support resident ownership of mobile home parks. But homeowners should not be forced to pay twice their park's actual market value to buy it.

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Will Constantine and Terry Hancock are attorneys in Santa Cruz

The California Property Owners and Farmlands Protection Act

Deadly Drafting Error in "Faux" Eminent Domain Reform

by Josiah Greene August 24, 2007

Last year voters rejected Proposition 90 -- the fake "eminent domain reform" measure that was a front to eviscerate environmental and consumer protection laws. This year, the property rights crowd is back, trying to qualify another initiative that serves their self-interest -- all deceptively buried under the politically compelling banner of "eminent domain" reform.

Much like with Proposition 90, the proponents have "done it again". They've overreached to the point of making their measure completely toxic, even among their traditional Republican allies.

For starters, the so-called California Property Owners and Farmland Protection Act (CPOFPA) would constitutionally abolish rent control in California. Just check out the contributions (*see list on Page 15*) rolling in from apartment and mobile home park owners and you quickly come to the conclusion that this measure is not truly about eminent domain, but instead about kicking little old ladies, veterans and working families out of housing they can afford.

Here is a "title and summary" from the State Attorney General on this Initiative

Date: June 25, 2007 Initiative No. 07-0015

The Attorney General of California has prepared the following title and summary of the chief purpose and points of the proposed measure:

GOVERNMENT ACQUISITION, REGULATION OF PRIVATE PROPERTY. CONSTITUTIONAL AMENDMENT. Bars state and local governments from condemning or damaging private property for private uses. **Prohibits rent control and similar measures.** Prohibits deference to government in property rights cases. Defines "just compensation." Requires an award of attorneys fees and costs if a property owner obtains a judgment for more than the amount offered by the government. Requires government to offer to original owner of condemned property the right to repurchase property at condemned price when property is put to substantially different use than was publicly stated. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local government: Increased costs to many governments due to the measure's restrictions. The fiscal effect on most governments probably would not be significant. (Initiative 07-0015.)

What Can You Do To Stop This Initiative?

We now believe the backers of CPOFPA will get enough signatures to place it on the June 2008 ballot. The League of California Cities has approached CoMO-CAL to support **their** "pure eminent domain" initiative: The Homeowners and Private Property Protection Act. Please read about it on Page 16. Neither initiative has a number (like Proposition 90). We ask that you tell your friends and neighbors (not just mobilehome residents) to VOTE NO on CPOFPA and to VOTE YES on The Homeowners and Private Property Protection Act. Remember, we have nine months to stop the new Proposition 90.

Bait-and-Switch Initiative Would Abolish Rent Control, Erode Local Community Planning, Hurt the Environment, and Jeopardize Water Quality and Supply

Just one year after voters rejected a similar scheme (Prop 90), special interests are once again promoting a bait and switch initiative they claim is only about eminent domain reform. The truth is that the so-called “California Property Owners and Farmland Protection Act” (CPOFPA) - currently in the signature-gathering phase - goes far beyond simple eminent domain reform and contains far-reaching provisions that would eliminate rent control, jeopardize future water projects, eviscerate local land-use planning and erode environmental protections. While proponents claim the measure does not contain any “regulatory takings” provisions, a look into the fine print reveals the opposite. Here are the facts about this measure:

Threatens State’s Water Quality and Supply.

Experts agree that California is facing very serious long-term water issues. In order to provide safe, clean drinking water to an increasing number of residents, to supply businesses and farms with an adequate water supply, and to preserve water resources and ecosystems, it is abundantly clear that the State of California and local water agencies will need new and varying water projects. But the CPOFPA would make it illegal to use eminent domain to acquire land and water to develop *public* water projects to meet this need. It prohibits taking private property for “private use” and then defines “private use” as the “*transfer of ownership, occupancy or use of private property or associated property rights to a public agency for the consumption of natural resources*”. By eliminating a necessary tool critical to many public water projects, the CPOFPA threatens virtually all future public and private water projects intended to preserve clean drinking water, protect existing water resources, and secure additional water supply.

Eliminates rent control and other laws that protect seniors, single mothers and working families. The Attorney General says this measure “*prohibits*

rent control and similar measures”. That means tens of thousands of seniors on fixed incomes, single mothers and working families would lose rent control protections that ensure they can afford adequate housing and a roof over their head.

Eviscerates local laws that protect the public’s health and safety as well as land-use planning efforts that safeguard our homes and neighborhoods.

Hidden in the definitions section of the measure is a clause that would prohibit laws and regulations that “*transfer an economic benefit to one or more private persons at the expense of the private owner*”. Because the courts have ruled that virtually all local land-use decisions can transfer economic benefit from one party to another, the CPOFPA would prohibit countless laws that protect the quality of our neighborhoods and our home values. *And there is no exemption for laws intended to protect the public’s health and safety.* So a city could be prohibited from regulating the hours of bars and nightclubs in residential areas because of noise, crime or loitering since presumably such laws would cost the operators, but improve the property values and quality of life of the surrounding neighborhood. Similarly, ordinances preventing factories or industrial facilities from operating in residential neighborhoods could be prohibited.

Jeopardizes environmental protections. This same hidden definition in the measure would prohibit laws that protect our air and water quality, preserve open spaces, and protect the environment. For instance, stream set-back regulations intended to protect the quality of our water supply could be prohibited. Zoning regulations intended to prevent sprawl or development of open spaces could be prohibited. The list of environmental protections that would be impacted is virtually endless.

Continued on Page 16 (bottom): Bait and Switch

Contributors to the New Proposition 90 (CPOFPA)

DAN ROOKE PACIFIC PALISADES HEMET PROPERTIES,
LLC PROPERTY MANAGER \$6,000.00

LOS ALISOS RANCH CO. WESTMINSTER \$5,000.00

JOHN MOORE SAN JOSE JOHN MOORE BUSINESS-
MAN \$10,000.00

DUNEX, INC. ORANGE 4 Contributions totaling about \$17,000

**WESTERN MANUFACTURED HsG COMM ISSUES PAC SACRA-
MENTO \$150,000.00**

CASA DEL REY MHP YORBA LINDA \$5,000.00

DOUGLAS OSE SACRAMENTO DOUGLAS OSE INVE-
TOR \$25,000.00

FOLLETT INVESTMENT PROPERTIES, INC. GOLD
RIVER \$19,480.00

**CALIFORNIA FARM BUREAU FEDERATION SACRA-
MENTO \$225,000.00**

ABRAHAM KEH SAN DIMAS ABRAHAM KEH PROPERTY
OWNER 2 x \$5,000.00 = \$10,000

JOHN CURCI WALNUT JOHN CURCI PROPERTY OWNER 2 x
\$5,000.00 = \$10,000.00

JACK GORBY WALNUT JACK GORBY PROPERTY
OWNER \$5,000.00

BUSCH, CARR & MCADOO SAN DIMAS 5 contributions totaling about
\$7,000

RANCHO SANTA TERESA MOBILE HOME ESTATES SAN DI-
MAS \$5,000.00

MILLS HBS, LLC DBA HUNTINGTON BY THE SEA SAN DI-
MAS \$5,000.00

OXNARD SHORES MOBILE HOME PARK WALNUT \$5,000.00

WARREN PARK MOBILE HOME ESTATES WALNUT \$5,000.00

ED EVANS PLACENTIA ED EVANS PROPERTY OWNER 8 con-
tributions totaling about \$16,000.00

FRANCIS PROPERTY MANAGEMENT BEVERLY HILLS Multiple
Contributions totaling about \$10,000 .00

VEDDER COMMUNITY MANAGEMENT, LLC AGOURA
HILLS 18 x \$2,000.00 = \$36,000.00

JEFFREY KAPLAN LOS ANGELES KAPLAN FINANCIAL
CORP. PROPERTY OWNER \$33,333.33

DONNA KAPLAN LOS ANGELES DONNA KAPLAN INVEST-
MENTS \$16,666.67

THOMAS TATUM LOS ANGELES TATUM FINANCIAL
CORP. REAL ESTATE INVESTMENTS \$25,000.00

CLAUDIA TATUM LOS ANGELES TATUM FINANCIAL
CORP. REAL ESTATE INVESTMENTS \$25,000.00

HOMETOWN AMERICA, LLC CHICAGO \$33,680.00

PARK MANAGEMENT PARADISE VALLEY \$10,000.00

ORANGE COUNTY PROPERTY RIGHTS PAC GARDEN
GROVE \$5,000.00

DANIEL GUGGENHEIM IRVINE DANIEL GUGGENHEIM PROP-
ERTY OWNER 3 contributions totaling about \$9,200.00

NEWPORT PACIFIC PRINCIPALS LIMITED IRVINE 5 contributions
totaling about \$11,000.00

ROLLING RIDGE RANCH CHINO HILLS \$10,000.00

JERRY FICK CHULA VISTA AVALON MGMT CO PROPERTY
MANAGER \$7,600.00

RANCHO CALEVERO, LLC OCEANSIDE \$6,000.00

PONDEROSA MOBILE ESTATES, INC. SAN JUAN CAPIS-
TRANO \$5,000.00

**NO NEW TAXES, HOWARD JARVIS TAXPAYERS ASSOC PRO-
JECT LOS ANGELES \$200,000.00**

Editors Note: This list of contributors has been verified. The information is from the California Secretary of State website. We present it here to show that many of the contributors are mobilehome park owners, their representatives or others in this business. Their goal: to eliminate rent control.

Facts About the Homeowners and Private Property Protection Act

Following the 2005 U.S. Supreme Court decision in *Kelo vs. the City of New London*, much attention has been focused on abuses of eminent domain. In that case, the Supreme Court permitted a city to use eminent domain to take the home of a Connecticut woman for the sole purpose of economic development. In order to ensure that homeowners in California are protected from eminent domain for private development, a broad coalition is promoting the Homeowners and Private Property Protection Act (HPPA). The coalition will soon begin the signature gathering process to place the HPPA on the ballot as a means to ensure that Californians are provided an opportunity to reform eminent domain laws in 2008.

The Homeowners and Private Property Protection Act Would:

Protect Homeowners from Eminent Domain

– The HPPA prohibits the State or local governments from using eminent domain to acquire an owner-occupied home for transfer to another private party. This provision would prohibit taking a home, condo or townhouse through eminent domain to make way for a private development. Current Law The Homeowners and Private Property Protection Act

HOMEOWNER PROTECTIONS

Government can take owner occupied homes for conveyance to a private party as part of comprehensive redevelopment plan to eliminate blight.

Constitutional prohibition against taking owner occupied homes (including townhomes and condos) for conveyance to another private person.

Owner occupied homes cannot be taken to convey to private person even as part of plan to eliminate blight.

Measure does not impact ability of agencies to acquire property for traditional public works projects, utilities and other infrastructure.

May 10,2007 California League of Cities

continued from Page 14—Bait and Switch Initiative.

Would lead to thousands of frivolous lawsuits and paralyze approval of new homes, businesses and other projects communities want and need. The new definitions in this measure will no doubt lead to thousands of frivolous lawsuits. Those opposed to development could use this as a “hook” to sue to block new residential or commercial projects. Proponents of development could use it to prevent conditions placed on their developments, like restrictions on the number of homes that can be built or requirements to build new roads and schools to accommodate the new growth. At a minimum, cities and counties will likely be paralyzed for years while this measure gets litigated to the highest levels of the courts – stalling approval of needed economic growth and development. Paid for by Eminent Domain Reform Now - Protect Our Homes, a committee of homeowners, taxpayers, educators, business, labor, environmentalists, local government and public safety, League of California Cities (Non-Public Funds) and No on 90, Conservationists for Taxpayer Protection, a sponsored committee of the CA League of Conservation Voters 1121 L. Street, Suite 803 – Sacramento, CA 95814 – 916.443.0872

The Subprime Mortgage Crisis – A Boon For Mobilehome Owners? By David Loop

On a recent PBS *News Hour*, there was a segment was about the “subprime mortgage financial crisis.” It discussed how this has affected some of California’s homeowners. In an interesting “twist,” the story suggested that mobilehome owners in California might actually *benefit* from the situation.

If you watch or read any news at all, you know about this crisis. It involves the rise in foreclosures in the “subprime” mortgage market that began in 2006 and worsened in 2007. Rising interest rates increased the monthly payments on adjustable rate mortgages, leaving many homeowners unable to afford them. The sharp rise in foreclosures caused several major “subprime” mortgage lenders to go out of business or file for bankruptcy. Apparently, some of these lenders had encouraged borrowers to overstate their income, to qualify to buy homes they really couldn’t afford.

The PBS news story was about Hemet, California in Riverside County. A former farming and retirement community, Hemet became a “boom” town in recent years. Its population increased by 20% over the past seven years. Low price homes and easy credit attracted many homebuyers to Hemet. Between 2000 and 2005, home values doubled. Many new homeowners used their homes as “ATM machines,” They refinanced their houses and the local economy boomed as they bought cars, boats, RV’s, etc. Everyone thought, “home values will keep going up – we’ll sell the home later, and get the money back then.”

However, over the past year or so, things haven’t worked out that way. The subprime mortgage crisis is largely to blame. Home sales in Hemet are at their lowest level in a decade. Home values have dropped - in some cases as much as 25%. The number of local foreclosures *tripled* in the past year. A realtor interviewed by PBS said that some housing subdivisions have turned into “ghost towns.”

Now you say, what does all this mean to me? Well, here’s the interesting “twist” I mentioned earlier. PBS went on to say that *sellers of mobilehomes were among the few groups benefiting* from the subprime mortgage crisis. That’s because many owners (of stick-built homes) who are now “in over their heads” are downsizing and moving to mobilehome parks.

Obviously, this crisis is affecting different people in different ways...

1. If you own a “stick-built” home, but cannot afford your new, higher mortgage payments, you have a problem. The subprime crisis is affecting you *very* directly. You may need to sell your home and “downsize.” And, you may be thinking about moving into a mobilehome.

2. If you are a mobilehome owner looking to sell, the marketability of your home has increased. Those “downsizers” are looking for a place to live, and you are selling a unit of “affordable housing.” You are especially fortunate if you own a mobilehome in or near a former “boom” town.

By the way, if you live in a “space-rent” park, your park’s owner will benefit as well. More homebuyers means fewer vacancies and more rental income for your “investor” park owner.

3. Do you live in a “resident owned” park? That is, a mobilehome park owned by an association made up of you and your neighbors? If you do, you already know that your park is an *affordable housing business*. With the high price of housing in California, that’s a good business to be in. Mobilehome buyers prefer to purchase homes in resident owned parks - for financial security, stable monthly costs and an ownership interest in the land. “Downsizers” want to live in a park like yours. Your situation will be affected positively by the subprime mortgage crisis.

4. What if your resident group doesn’t own the park where you live, but is thinking about buying it? The “subprime” mortgage situation should not stop you from moving forward with your plan. There is mortgage money “out there” for resident groups seeking to buy their parks. The commercial lenders who would make a mortgage loan to your group are not “subprime” lenders. The impact of this crisis on them has been minimal. And (to your benefit) commercial mortgage interest rates are still low. If your homeowners’ group buys the park where you live, then *you* will be in the affordable housing business. And in California - in good economic times or bad - that is a great business indeed.

LITERATURE AVAILABLE

from the Senate Select Committee on Manufactured Homes and Communities

Hearing Report: Conversion of Mobilehome Parks to Subdivisions or Condominiums (Feb. 2007)

Frequently Asked Questions (English and Spanish)

1998—2006 Mobilehome Final Bill List

2007 Mid-Year Mobilehome Bill List (as of 6/20/07)

2007 California Homeowners and Renters Assistance Program (HRA)

2007 MOBILEHOME RESIDENCY LAW - Division 2, Part 2, Chap. 2.5 of the Civil Code

2007 LEY de RESIDENCIA de las CASA MOVILES

The Mobilehome Residency Law (MRL) is basically the landlord-tenant law for mobilehome parks, the provisions of which, like conventional landlord-tenant law and other Civil Code provisions, are enforced in a court of law. The Department of Housing and Community Development (HCD) does not have authority to enforce violations of the MRL. To order multiple copies, call (916) 651-1538.

MOBILEHOME PARKS ACT - Division 13, Chap. 2.1 of the Health & Safety Code The "Mobilehome Parks Act (MPA)" establishes requirements for park permits, fees, and health and safety code responsibilities of park operators and code enforcement agencies, primarily the Department of Housing and Community Development (HCD). The Act also requires HCD to promulgate regulations to carry out this Act and enforce it – also see Title 25 below. The MPA does not relate to mobilehome park tenancies and should not be confused with the MRL (above).

TITLE 25 REGULATIONS (Mobilehome Parks Act) - effective January 2, 2007 HCD regulations to carry out the Mobilehome Parks Act are contained in the California Code of Regulations, Title 25, Division I, Chapter 2 commencing with section 1000. The regulations include specific requirements for park construction, maintenance, use, occupancy, and design and include requirements for items such as lot identification, lighting and roadway width, plan and permit requirements, specific requirements for the installation of mobilehomes, accessory structures and buildings, earthquake resistant bracing systems, application procedures, fees, enforcement and appeal procedures.

What Every Mobilehome Owner Should Know

Publications Relating to Mobilehomes and Mobilehome Issues

California Manufactured Home and Mobilehome Organizations/Contacts

Manufactured Home Resale Disclosure Forms

Guide for Residents Purchasing Their Mobilehome Park (Dept. of Real Estate publication)

Mobilehome Park Resident Ownership Program Parks Listing

The Senate Select Committee on Manufactured Homes and Communities

Members:

Senator Lou Correa (Chair), Senator Elaine Alquist

Senator Ellen Corbett, Senator Robert Dutton

Senator Tom Harman, Senator Alex Padilla

Addresses & Staff:

Principal Consultant: John Tennyson

Committee Assistant: Stephanie Reid

Phone: (916) 651-1517; 1020 N Street Room 520

Website: http://www.senate.ca.gov/ftp/SEN/COMMITTEE/SELECT/MOBILEHOMES/_home/

Around The State—New Developments by Frank Wodley

**City of Modesto/Stanislaus County
a Roller Coaster Ride**

Our friends in Modesto are continuing their fight for rent control throughout all of Stanislaus County. There is now a team of 4 working diligently with a growing number of residents helping, as needed.

The largest city, Modesto, now has rent control, but they're not stopping there. Another city, Ceres, has taken the first step of having a survey done. Riverbank, which contains one large and a few small parks, is considering their options. Each of the three cities has one ELS park in their jurisdiction and, hopefully, all officials will stand united against any ELS lawsuit threats.

In May, if you'll recall, the County rejected rent control in favor of an eleventh-hour deal with ELS, which fell through. The team has already begun the attempt to have Stanislaus County reverse that decision for the residents in their jurisdiction.

DETERMINED, DESPERATE OR
BULL-HEADED?

**Ralph Weber - Antelope Valley President
of CoMO-CAL**

Ralph Weber has notified me that he is stepping down as the Antelope Valley President of CoMO-CAL. Unfortunately both Ralph and his wife are having health problems. Ralph must get a motorized wheelchair as he can no longer walk and his wife Judy has spend most of the summer in the hospital. It is always a sad time when I see a trusted friend leave because of health issues.

Ralph has been there for me from the beginning of CoMO-CAL. We sat together in an office in Glendale working out details to form an advocacy group (CoMO-LAC) to help mobilehome owners. Ralph had just tendered his resignation as Regional Manager for GSMOL after 17 years of dedicated service. He is a two time Legacy Award winner and I can remember when he came to my park to help me reactivate my GSMOL chapter.

Ralph is still available to take calls, especially from his neighbors in Lancaster. Best wishes Ralph, take care of yourself, I will miss you as will all those you have helped over the years.

WE THANK YOU!

Alphabet Soup

CMRAA - California Mobilehome Owners Resource and Action Association

WMA—Western Manufactured Communities Assoc.

GSMOL—Golden State Mobilhome Owners League

SB—Senate Bill AB—Assembly Bill

ELS - Equity LifeStyle Properties / Sam Zell - previously known as MHC

HCD - Housing and Community Development

HUD - Dept. of Housing and Urban Development

CPOFPA - California Property Owners and Farmlands Protection Act.

MRL - Mobilehome Residency Law or Civil Code

HPPA - Homeowners and Private Property Protection Act (the good alternative to CPOFPA)

CoMO-CAL This and That

Free Attorney Services

Do you have an issue or problem that requires an attorney? Could you use an hour of attorney time, free? CoMO-CAL is considering a trial program, starting January 2008, to offer at least one member per month a free hour of attorney services. Let us know if you have a situation in your park and/or you think this service would be valuable to others.

The WHISPER

The WHISPER will be a permanent part of our services. It is a way for us to inform thousands of mobilehome owners, ones who are not our members, for free. CoMO-CAL thanks all those who have volunteered to distribute the Whisper in their park. And remember, if you are interested in giving the WHISPER to your park, simple email or call us—we will send you enough fliers for your needs.

Reproduction of the VOICE without permission.

A goal of CoMO-CAL is getting information to as many mobilehome owners across the state as possible. However it is a fact that we need membership dues to run the organization. As a consequence, we ask that you respect our request and reproduce

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Membership Cards & Membership Numbers

Every member of CoMO-CAL has a membership number. Unfortunately we do not have the office staff to send cards to you, at least at this time. Please do not worry, even though you do not have a card, there is NO QUESTION who has paid their dues and who has not. We keep good track of your checks as they come in. We do make mistakes, but we have a record of each check and the date it was deposited.

If you have received THE VOICE late

We apologize for issues that you may receive after the first of the month. This is aggravated by the slowness of the post office delivering bulk mail. The VOICE is usually mailed by the 15th of the month, which allows two weeks to get to you. We are running at least 10 days late this month simply because of the large amount of information coming to us late this month (such as the GSMOL/CMRAA meeting on September 22nd).

Ordinance in Lancaster

We thank CoMO-CAL Member Ray Chavira for his efforts and information on the one year ordinance protecting senior parks in Lancaster. Actually it prevents any change from the “senior” status of a mobilehome park. Residents in Sherwood MHP made complaints to the City of Lancaster when their park owner said it would be converted to an all age park, effective January 1, 2008. The

focus of complaints centered around the issue of three convicted child molesters living in the park - and the question whether or not this situation would be safe for children. The City patterned its ordinance after similar ordinances in the cities of Santa Rosa, Hemet, and Antioch.

We congratulate Ray and the others who were instrumental in the passage of this ordinance

The next issue of THE VOICE - What we are working on

Management Problems

Many of us continue to rate this our number one priority. Problems of harassment, intimidation, interference of sales, etc. The Senate Select Committee had a hearing on it in 1982 and again in 2004. GSMOL tried to get a manager training bill passed in Sacramento - NOTHING has been accomplished. The next newsletter will deal with this serious problem.

Enforcement of the MRL

A goal of CoMO-CAL early on was the enforce-

ment of the MRL. Somewhere we lost our way, but now it is on the "front burner" again.

The Jarvis Group

We wanted to include this information in this newsletter; however we are out of space. There is a misconception, even among advocacy groups, that Howard Jarvis would not support the current rent control initiative. Betty Pitman, wife of Merle Pitman, leader of Mobilehome Owners Coalition, has sent a letter stating that Howard Jarvis was **ALWAYS AGAINST RENT CONTROL**. More next issue.

CoMO-CAL

(COALITION OF MOBILEHOME OWNERS-CALIFORNIA)

P.O. Box 4821, Chatsworth, Ca 91313-4821.

MEMBERSHIP APPLICATION (Print Please)

NAME: _____ Date: _____

PARK NAME: _____ SPACE #: _____

MAILING ADDRESS: _____ CITY _____

E-MAIL ADDRESS: _____ ZIP _____

APPLICANTS PHONE NUMBER (_____) - _____ - _____

SIGNATURE OF APPLICANT _____

Check # _____ Amount: \$ _____ Money Order () Amount: \$ _____

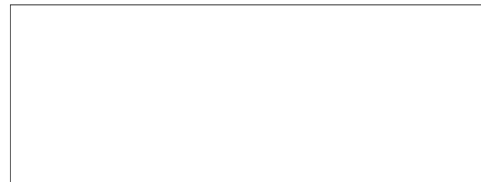
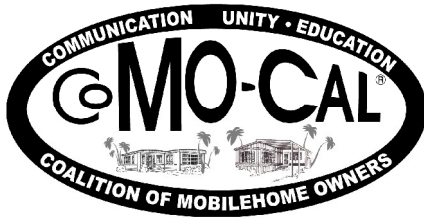
MEMBERSHIP (\$15.00/12 Months, \$40.00/36 Months) Membership Dues Not Refundable.

PLEASE INCLUDE CHECK OR MONEY ORDER PAYABLE TO "CoMO-CAL" & THANK YOU FOR JOINING

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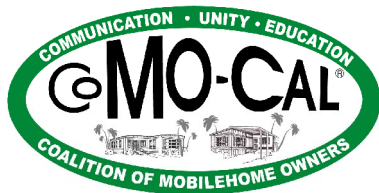


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CoMO-CAL is a non-profit California corporation dedicated to serve mobilehome owners in California.

**Our purpose is education,
communication and to unite
mobilehome owners.**

SERVICES WE PROVIDE OUR MEMBERS

1. Our newsletter, THE VOICE, filled with important information every mobilehome owner needs. Articles from around the state of California. Tips and Suggestions. Important laws explained so you can understand how you are protected. And the WHISPER, an informational flyer, sent without charge.
2. Website: **comocal.org**. Members have access to all issues of THE VOICE, attorneys who know the MRL, important links to government, advocacy groups, etc.
3. Small Claims Court Assistance: We will pay your fees up to \$30.00 and help with your paperwork. (Some restrictions apply.)
4. Questions / Problems: Our staff is ready to take your call to advise you regarding questions and problems you might have.
5. We have several attorneys to help with litigation or give advice.
6. Above all, a way to UNITE and have a VOICE.

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