

STRIKE THREE!

Proposition 98 Suffers Same Fate as Previous Anti- Rent Control Measures, Props. 199 and 90

Let June 3, 2008 be known as renter “Victory in California” Day for the astounding defeat of Prop. 98 and triumph of Prop. 99. Considering Proposition 90 nearly prevailed two years ago, there was concern Prop. 98 supporters might be successful in their deceptive plan to mislead voters. Those concerns proved unwarranted in the end, however, and the rent control provision of 98 proved to be its undoing. Prop. 98 actually failed to surpass 39% “yes” votes, a lower percentage than Prop. 199 garnered in 1996 in attempting to wipe out local rent protections for all homeowners in mobile/manufactured housing communities in California.

Above all, the defeat of Prop. 98 was a big relief. It would have been devastating for mobile/manufactured homeowners statewide and impacted virtually all renters. Prop. 98 de-regulation would have been akin to giving control of the affordable housing market to ENRON operatives and letting them raise rents at will. Many unscrupulous and predatory landlords are already doing just that in areas without rent protections. Prop. 98 would have displaced thousands and led to widespread abuse and exploitation of the elderly and disabled. We are gratified that voters of California saw through the Prop. 98 smokescreen of

deception and understood the measure for what its primary purpose really was; to eradicate rent control.

We realize landlords' continuing quest to abolish all rent protections but were especially troubled by California Association of Realtors and Howard Jarvis Taxpayers Association sponsorship of 98. In particular, Jarvis support of 98 was a betrayal of most taxpayers to benefit a few wealthy property owners promoting their own selfish agenda. The defeat of Prop. 98 was actually a victory for all taxpayers in California.

(Continued on Page 5)

Inside...

- ***Legislative Report***
- ***Legislative Votes***
- ***Registering Voters***
- ***Prop 98 Statistics***
- ***GSMOL and ROP***
- ***News Around the State***

THE CALIFORNIAN (USPS 898-320)

*Official Publication of the Golden State Manufactured-
Home Owners League, Inc.*

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Periodical Postage Paid at Garden Grove, CA

GSMOL Annual Dues: \$20 yearly, includes
annual subscription to the *CALIFORNIAN*

POSTMASTER: Send address changes to

THE CALIFORNIAN
P.O. Box 876
Garden Grove, CA 92842

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Capitol Report

By Maurice A. Priest, GSMOL
Legislative Advocate

GSMOL LEGISLATIVE UPDATE

2008 GSMOL SPONSORED/SUPPORTED BILLS

**SB 1234 signed by the Governor,
SB 1107 awaiting signature**

SENATE BILLS

1. SB 127 (Kuehl)---Support. Upon sale of a mobile/manufactured home, the transfer or resale disclosure requirements be made available within 10 days of a signed contract to purchase, rather than by close of escrow. Sponsor: Sen. Kuehl. GSMOL: Support; Pending on Assembly Floor. **Put on 3rd Reading, Floor Vote soon.** Urge your Assemblymember to Support.
2. SB 1107 (CORREA)---Support. **First GSMOL bill to reach the Governor's desk.** SB 1107 will give disabled and handicapped homeowners the right to make modifications to their mobilehomes to accommodate their disabilities without interference from park management. Homeowners would still have to obtain legally required permits, but park owners could not prohibit construction of ramps, for example. Bill has been further amended to state that the right to have a medical caregiver extends to homeowners of any age. Passed the Assembly Floor on June 30th and passed Senate for concurrence with amendments on July 2nd by vote of 40 to 0. Bill now on Governor's desk. **Urge the Governor to sign SB 1107 into law.**
3. SB 1122 (Correa)---Support---This bill would improve enforcement of mobilehome park inspections and bolster requirements that parks

promptly pay their licensing fees to HCD. Passed Assembly Housing Committee on June 18th. Advances to Assembly Appropriations. Placed on suspense with other fiscal bills. Urge your Assemblymember to support.

4. SB 1226 (Alquist)---Support---This bill would amend the CalHome Loan program to allow park owners who co-apply with a local government, homeowners, and nonprofits, to obtain loans for infrastructure repair and replacement in parks, only upon proof that low income residents will benefit from loan, and requiring that a percentage of the park be limited to low income homeowners in the future. **Placed on Senate Appropriations suspense file with other fiscal bills.** Urge your Senator to support.

5. SB 1234 (Correa)---Support---**SIGNED INTO LAW BY THE GOVERNOR.** As amended, prohibits park management from entering a closed storage shed, or any enclosed accessory such as a screened-in porch, deck, patio room on homeowner's space without prior consent. It provides further protection to prevent a park employee from entering those accessories to look through windows into the home or take photos through windows. Bill is intended to protect privacy of homeowners.

6. SB 1452 (Correa)---Support---Bill will increase the authority of HCD to impose mid-range penalties against mobilehome dealers and salesperson who violate the law. Right now HCD has authority to impose fines of only \$100 to \$250 or to terminate their license. This bill would allow HCD to impose mid-range fines of \$250 to \$2,000. Passed Assembly Appropriations on July 9th. Pending on Assembly Floor. Urge your Assemblymember to support.

7. **SB 900 (Corbett)**---Withdrawn by Author. Bill is Dead. On June 10, 2008, Senator Corbett notified GSMOL, sponsor of the bill, that she would be withdrawing the bill. As you may know, some homeowner groups and some local governments, continued to oppose the bill unless it was amended to bolster local government control, or to bolster the resident survey already stated in current law. Based on the veto of AB 1542, it was GSMOL's position that if the bill were amended to address the survey

or to increase local control, that SB 900 would also be vetoed. We therefore supported the amended bill, which would improve financial protections for mobilehome owners who could not afford to pay the space price demanded by their park owner. In a brief statement given by Senator Corbett at the time of the scheduled hearing, Senator Corbett stated that she was concerned that to proceed with the bill might adversely impact pending litigation between local governments attempting to protect homeowners from park conversion, and park owners who have initiated the condo-conversion of parks.

GSMOL sincerely appreciates the hard work of our members throughout the state, and our many coalition supporters who worked hard for passage of SB 900.

ASSEMBLY BILLS

8. AB 1111 (DeSaulnier)--Support -- As amended, would give local governments the right to protect existing 55 and over age parks. Bill gives state authorization to cities and counties to adopt ordinances prohibiting park owners from changing 55 and over parks to all age parks. **PENDING ON SENATE FLOOR TO BE TAKEN UP ON JULY 14TH. URGE YOUR SENATOR & ASSEMBLYMEMBER TO SUPPORT.**
9. AB 2050 by Bonnie Garcia—Support—in Assembly. As amended on April 7, 2008, the bill provides that all water heaters installed in mobilehomes but be strapped and secured so they will not fall in the event of an earthquake, and it also requires verification that smoke alarms have been installed when a mobilehome is resold. Pending on Senate Floor. Urge your Senator to support.
10. AB 2857 by Sally Lieber—Support—in Assembly. As amended March 25, 2008, this bill is sponsored and supported by GSMOL, with new language to address a loophole in the law regarding the CARE Utility Discount Program. GSMOL has learned that if in a 100 space mobilehome park, that 90 of the spaces are on master-meter/submeter utility systems, and the 10 remaining spaces are on direct bill meters with the utility, that none of the residents will be considered for the CARE utility

discounts, because the “entire” park is not on master-meter/submeters. This current position by the Public Utilities Commission is unfair to low income homeowners in a park that would otherwise qualify for a discount on their utilities, but cannot participate because some number of other spaces in the park are not submetered. AB 2857 will correct and close this loophole. **Pending in Senate Appropriations. Urge your Senator to support AB 2857.**

The Legislature had been scheduled to be on recess from July 3, 2008, returning August 3, 2008. However, because a new state budget has not been adopted, the Legislature has remained in session. They continue to hold regular committee hearings and floor sessions on all legislation, including mobilehome bills. If a budget is adopted before August 3, 2008, the Legislature may adjourn for some shorter summer recess, until August 3, 2008.

For the latest information on the status of pending mobilehome legislation, after normal business hours and on weekends, call the **GSMOL Legislative Hotline, toll free at 1-800-888-1727.**

You can subscribe to updates on each bill of interest by visiting the website www.leginfo.ca.gov, entering the bill number and then clicking on the “subscribe” button.

The Evolution of GSMOL's Grassroots Lobbying Effort

By Jim Burr, GSMOL Legislative Chair

It was just two and a half years ago that President Tim Sheahan asked us to expand the standing Legislative Committee and form the Legislative Action Team (LAT). It rapidly developed into an active committee of nine Regular Members. Then we recruited “Corresponding Members” from throughout the state and created an e-mail network that is estimated to include over 2000 members. We formed a Mobile Home Advocacy Coalition that includes CMRAA and other regional HOA's. And finally, we expanded the existing Affordable Housing Advocacy Coalition to

eight associations, including CARA, AARP, Gray Panthers, Congress of California Seniors and more. Our purpose is simple; we assist the GSMOL Legislative Advocate, Maury Priest, by encouraging members to become involved in grassroots lobbying. The heart of our effort is the network of Corresponding Members throughout the state. This is our “Functional Unit” that creates the awareness among their local legislators and brings attention to our legislative needs. They do this in two ways; (1) by filling the hearing rooms in the Capitol when bills we sponsor are heard before policy committees, and (2) by contacting local legislators in their district offices and in the Capitol with yellow cards, letters, fax or phone calls to urge their support of our bills.

Thanks to all of you who have participated, this effort has been somewhat successful. We certainly did not achieve every objective, but several good bills were adopted into law. More importantly, we have killed every park owner's bill in the last 2½ years! We seem to be as effective as we were a decade ago when we had twice the number of members. This is because a higher percentage of our members have become involved and our many coalition partners have been effective, as well.

In the last two and a half years, we have noticed significant growth and maturity in those who have become active. We definitely have a better understanding of the legislative process and the steps involved in moving a bill from a vision to adoption. We also understand the need to remain diplomatic and continue to work diligently to improve relationships with our elected representatives – even our Governor! As much as we would like to express our frustrations in a candid manner, we have learned we must continue to strengthen our case and be mindful of the need to communicate – and not alienate - our elected representatives. With the November General Election coming soon, now is an important time to make contact with candidates to educate them on our unique and precarious situation as captive “tenants” and ask for their commitment of support.

The growth and maturity of our GSMOL volunteers and our coalition will continue. We are better than we were, but not as good as we are going to be!

To be continued.....

"STRIKE THREE" ...Continued from page 1

Voters clearly support rent protections in California, as evidenced by the defeat of 98. Homeowners, business owners, environmentalists joined a coalition of over 300 organizations who opposed Prop. 98. It has actually proved to be a blessing for advocacy groups in that it was a wake-up call to all our constituents and created an opportunity to educate the general public on how vulnerable renters can be. The strong alliances formed will likely lead to greater renter protections in California and across the country.

In some respects, the most surprising outcome of the election was the comfortable margin of victory by Prop. 99. Many thought the confusion between competing ballot measures dealing with the same subject might encourage voters to reject both propositions, especially since so many newspapers and other media outlets opposed both measures. Prop. 99 addressed homeowner concerns, while 98 went way too far to deserve support.

We hope the defeat of Prop. 98 and passage of Prop. 99 will put the matter of Eminent Domain concerns to rest and send a message to the supporters of 98 that they will face a worthy adversary if they attempt to wipe out renter protections in the future. The League of California Cites was a key player in leading NO ON 98 effort. They viewed Prop. 98 as a threat to virtually any land use decision cities would try to make and knew it could have cost taxpayers multiple millions of dollars in lawsuits.

AARP also proved a powerful force in influencing voters. The AARP labeled "NO ON 98" television commercials reversed support of Prop. 98 and played a major role in sealing its fate. What many folks don't know is that AARP originally refused to take a position on 98 but after being flooded with phone calls urging support, they finally came onboard. Those phone calls were in response to a GSMOL E-mail "blast" urging members to contact AARP. Thank you AARP!

What now?

By no means does the defeat of Prop. 98 signal an end to efforts by MH Park owners to fight rent control. While this was a major setback for them at the state level, they will likely continue to challenge local ordinances. It will be very important in the years ahead to elect

officials who will support our way of life and stand strong against the threats of Park owners and their attorneys.

We Need YOUR Help!

We cannot afford to get complacent and rest on our laurels of this recent victory. We need to use this great opportunity to spread the word on how GSMOL helped protect the way of life for all of those living in mobile/manufactured housing communities throughout the state and why we must remain vigilant in protecting our way of life. Those of you in areas without rent protections should act upon the voter support of rent control demonstrated in the defeat of 98 and mount your own local campaigns to adopt rent protections. Your reasons have never been more justified and compelling—we will help!

On behalf of the GSMOL Board of Directors, I want to thank all who helped defeat 98 and pass 99, whether in spreading the word or with financial assistance. Many folks devoted hundreds of hours to warn others about the perils of 98. Several individuals contributed at least \$500 and many homeowner groups gave \$1000 or more to our Political Action Committee used to fight Prop. 98. I personally gave \$1000 to the cause because of the value I see in having local rent protection. The financial contributions allowed us to print almost 120,000 11" X 17" flyer/posters to circulate throughout the state and for traveling extensively to several parts of the state to "rally the troops" in our fight to preserve our way of life.

While the latest battle has been won, there will be more battles to fight. Please consider contributing some amount to our Political Action Committee (PAC) to help build it for better use in the future. Even \$5 or \$10 will be a big help to us. You and your neighbors have certainly benefited by our efforts to stop 98, not to mention the many other ways GSMOL serves you. **Your rent will be lower and your home value MUCH higher because Prop. 98 was stopped!** Help ensure that GSMOL will be "there for you" next time by supporting us now. Identify volunteers in your Park who are willing to go door-to-door to recruit new members. This is an important time to remind them what GSMOL has done for them lately. Please help us do that!

Thank you and best wishes,

Tim Sheahan

GSMOL President, *volunteer homeowner advocate*

OPPORTUNITIES AND INFORMATION ABOUT VOTER REGISTRATION, SUMMER, 2008

TO ALL GSMOL MEMBERS:

We have to register as many people as we can between now and our deadline of October 20, 2008 for the Nov 4th election. The parkowners say they are “not through with the battle over rent control in California”, and “they will try to get rid of rent control – locally”. Dead will be what happens to rent control for apartment and mobilehome residents in California if we allow them to win! That is why we must try to register every U.S. citizen in the State of California between now and October 30th.

More information is available in the MOBILIZER on the GSMOL website but here are a few tips:

- Local voter registration volunteers can pick up registration forms from:
 - 1) Their county registrar of voters office
 - 2) Libraries
 - 3) City hall
 - 4) Fire and police stations

Richard Hofmann
Associate Regional Manager
Region 2, GSMOL

Homeowner and Renter Assistance Available

I live in a mobile or manufactured home. Which claim form should I file?

There are three different situations that exist for mobile home dwellers; they are as follows:

Situation 1:	If you rent your mobile home, use the FTB 9000R, Renter Assistance claim.
Situation 2:	If you own your mobile home and pay property tax, use the FTB 9000H, Homeowner Assistance claim.
Situation 3:	If you own your mobile home, pay the In-lieu vehicle tax, and rent the space it is on, you have the option to file either the FTB 9000R, or FTB 9000H, whichever would be most beneficial to you.

For questions about your property tax bill, call the county assessor in the county where your property is located. If you pay property tax and the appraised value of your home has gone down, you can apply for a reduction in your property tax. You can find the number in your telephone directory under county government offices. Your local Senior center might also be of assistance as can the CA Franchise Tax Board at (800) 868-4171 or www.ftb.ca.gov.

If you cannot pay your property taxes you might be interested in the Property Tax Postponement program provided by the State Controller's Office. This program allows some homeowners to postpone payment of all or part of their property taxes. For information on how to qualify and get forms, call the State Controllers Office, Property Tax Postponement Unit at 1 (800) 952-5661.

Activate a “Super” Chapter

With the passage of GSMOL By-law amendment #08-2008, we hope many MH Parks with inactive chapters will join with other nearby MH Parks to activate a multi-park “super” chapter of GSMOL. This is a great opportunity to get educated, get involved and support the League!

2008 Board Meeting Schedule*

<u>Date</u>	<u>Location</u>
August 7	Home Office
October 16	Home Office

*Tentative schedule and location

New GSMOL State Treasurer

We regret to report that GSMOL State Treasurer Bob Lupo has resigned due to illness and moved to Idaho. Our prayers and best wishes go with Bob and his family, along with our sincere appreciation for his service and sacrifice on behalf of the League.

Jim Burr of Visalia was appointed to serve as acting Treasurer by the GSMOL Board of Directors at the June Board of Directors meeting. Retired CPA and GSMOL member Bob Ogle of Oceanside is assisting Jim Burr in his duties as Treasurer.

GSMOL Affiliation with Resident Owned Parks, Inc.

At the GSMOL Convention in 1998, members asked, “*How can GSMOL help homeowners interested in buying their parks?*” Members were concerned that many parks were being sold to private for-profit investors, and residents were not organized or informed as to how they could effectively compete to gain ownership of their parks. As a direct result of these concerns expressed by GSMOL membership, the GSMOL Board of Directors asked GSMOL Corporate Counsel Maurice Priest to consider the formation of an independent nonprofit housing corporation that could represent the interests of homeowners in such transactions.

At the request of the GSMOL Board of Directors, Maurice Priest formed Resident Owned Parks, Inc. (ROP) in March 2001. As an IRS-approved nonprofit, ROP represents the interests of mobilehome owners in the nonprofit purchase and management of mobilehome parks. Unlike private investors who add a profit margin onto rents, ROP establishes the rents at a level necessary to pay for the park mortgage, operating and maintenance expenses, management, and prudent reserves. An additional profit margin is not added. ROP has successfully represented homeowner associations in their direct purchase of a park, by serving as their conversion consultant, when that scenario is feasible. If residents do not have the financial ability to perform a direct purchase, ROP can become the nonprofit purchaser of the park to preserve affordable housing.

The ideal scenario for both ROP and homeowners, is when homeowners are able to engage the services of ROP to represent their interests and to contact the park owner before the park is listed for sale. In such cases, ROP has time to negotiate with the park owner, and to hold informational meetings with residents about the process. Some of the most difficult transactions are those that involve parks that are already listed for sale and being actively marketed to investors. In such cases, ROP has found that there may be little, if any, time to schedule meetings with homeowners who may be unaware that private investors are submitting offers for their park. If the park owner is not in a hurry to sell the park, ROP will then also have the opportunity to pursue low interest state loans, and low interest loans or grants from local government.

ROP is qualified to use tax-exempt bond financing for park purchases, and its ability to secure favorable loans and grants enables space rents to remain affordable for park residents. In such cases, ROP has entered into agreements with the homeowners association, which is also a nonprofit organization, to transfer ownership of the mobilehome park once space rents from homeowners have paid off all of the acquisition and mortgage costs for the park. This ROP method enables low-income residents who could not have afforded a direct purchase, to gain ownership of their park through their own nonprofit homeowners association.

In those parks that are not already listed or being actively marketed to private investors, ROP seeks majority resident support. Some state and local financing for park purchases require that two-thirds of park residents support the nonprofit purchase in order to apply for loans or grants. In most park transactions, after the necessary initial rental increase is implemented to meet debt service, operation, maintenance, management and prudent reserve expenses, annual increases thereafter are regulated by the local mobilehome rent ordinance, or limited to 3 % per year. In some cases where the required rental increase is significant, ROP will attempt to phase-in the required increase over 2 or 3 years, before stabilizing the annual increase at 3 %.

As do many other resident owned park associations and nonprofits, ROP subscribes to a special nonprofit restricted membership in WMA, a park owner trade group, which enables ROP to have access to discounted group insurances and tenant screening services. While GSMOL is usually at odds with WMA, we acknowledge the net result of a WMA discount enables reduced overhead and lower rent for homeowners in this type of situation.

ROP has been endorsed and recommended by GSMOL since its inception, while always being a distinct entity, completely separate and apart from any GSMOL enterprise. At no time has any GSMOL Board member ever had a financial stake or control in ROP or its operations. GSMOL encourages you to consider ROP to serve as your conversion consultant or nonprofit owner.

More information about ROP is available at its website: **www.residentownedparks.com** or by calling toll free 1-800-655-6600.

ANOTHER ELTH SUCCESS

CASE: Marilyn A. Rush, et al. v. Applegate Properties, Inc.; Sacramento County Superior Court Case No. 03AS03046

The residents of the Mossdale Mobile Home Park located in Lathrop, California settled their lawsuit against the park owner for \$2,300,000. The residents were represented by the San Diego law firm Endeman, Lincoln, Turek & Heater LLP.

The residents complained for years over the poor condition of the park. The water was contaminated with excessive amounts of iron and manganese, causing the water to look like mud. The sewer system was in a state of complete failure. Sewage spilled down their streets on a weekly basis. The electrical system was old and in poor shape.

The State health department ordered the defendant to filter the water. The park owner ignored these orders. In 2006, the park was evacuated due to a flood of an adjacent river. When the water receded the State would not allow any of the residents to return to their homes until the water system met the State drinking water standards. The park owner refused to make the necessary repairs. As a result, the residents had to move their homes out of the park. Most of the residents could not sell or relocate their homes.

"This was a tragic case", stated resident lawyer Jim Allen. "Most of these residents were very poor and were devastated when they lost their homes." "However, this settlement forced the park owner to pay for the lost homes and the damage he inflicted. This is a case where justice prevailed."

THEY ARE NOT GOING AWAY

Personal views of member Bob Markley

Some of the most vigorous supporters of the evil Proposition 98 were the Apartment Owners Association and their president, Dan Faller. In fact, it was them who declared WAR on rent control. Their Political Action Committee (PAC) donated over \$500,000 to their campaign, and he personally donated \$10,000. Dan Faller even wrote an article for their magazine in which he described the supporters of rent control as

"terrorists" who are "throwing bombs" at property owners. This man is WAY out there. Well, with their resounding defeat at the hands of GSMOL, the League of California Cities, and the rest of our coalition, do you think they learned their lesson and will go away? NO. They STILL think they are in a WAR.

They claim that they lost because our side "fooled the voters with lies" even though it was THEM who buried rent control deep in the fine print of a ballot issue that was ostensibly about limiting eminent domain.

Here are some quotes from Dan Faller's article in the July, 2008 issue of their magazine:

"I now believe that AARP [who was on our side] is about as socialistic as an organization like that can get!"

"...we sure have not lost the WAR!"

"...(rent control) is criminal!"

"Why did we lose? Two basic reasons: 1) the opposition was willing to lie, and 2) we did not have enough money to overcome their lies and convince the voters that Prop 98 was best for the people."

"...the only way we we'll have a chance to win the next round is if we get started now!"

"Here's the plan: we need to build a bigger treasure chest NOW. There will be another opportunity and if we get started donating each year we will have enough money to win next time. Our goal is ten million dollars to start and then more money can be raised during another campaign."

"On October 29, 1941, Winston Churchill said: 'Never give in, never give in, never, never, never – in nothing great or petty never give in...'"

You get the point. These people WILL BE BACK. This makes it **imperative** that we be prepared for them. You should get your neighbors to join GSMOL right away and, if at all possible, donate to our PAC. If you donate a little every couple of months to the PAC, it will be built up again for the next round. Make no mistake; our quality of life is under attack. You should also REGISTER to vote, if you have not already done so.

We are pleased to announce the hiring of an additional office worker; Ms. Katie Coleman...You might just hear her cheerful voice the next time you call the home office.

Zone A Region 1 June 19, 2008**Sonoma City Council Approves Conversion Protection Ordinance**

The Sonoma City Council unanimously passed an ordinance to govern the conversion of rented mobile home spaces into individually owned "condominium" spaces. The effort has been going on for over a year in response to an attempt to convert Rancho de Sonoma Mobile Home Park, into resident ownership. The ordinance will apply to all parks in the city, even though only one has applied for conversion. The law includes a survey of tenant support, a tenant impact report that identifies specific characteristics of the park and its residents, a document identifying the condition of the park, and a tentative map. When it becomes law, it will cancel the current moratorium against park conversions.

Zone A Region 13**Riverbank City Council to Consider Rent Control for MHP's**

The Riverbank City Council is considering a rent control ordinance for the City's mobilehome parks. Consultant Dr. Kenneth Baar presented to the City Council data on rent control for MHP's. Baar noted more than 40 percent of Riverbank mobile home park renters are in the low or very low income category and that rents at Quail Meadows MHP, owned by Equity Lifestyles, climbed 72 percent compared, with only a 12 percent rise in the Consumer Price Index, in the last five years.

Zone B Region 1 April 24, 2008**Hayward City Council Provides Conversion Protection**

Hayward City Council voted unanimously to strengthen the city's mobile home law to safeguard the city's nine mobile home communities from park owners seeking to get around rent control. Councilwoman Doris Rodriguez said the park owner's attempt at a conversion of the park was a "...cruelty here that's really overwhelming. " A temporary moratorium on conversions was set to end May 8. The Council's plan requires the park owner provide each resident extensive information about a park property before asking the park's population if they agree to convert. The information includes inspection reports, rental rate history and other costs. The park owner claimed, "There will be no economic displacement " from his

conversion plan. The City Council expressed doubts about that statement.

Zone C, Region 5 April 14, 2008**Costa Mesa Park Faces Steep Rent Increase**

Anchor Trailer Park in Costa Mesa is facing a rent raise of \$165 a month in July, about 20%, after a similar raise last year. The rent in July will be \$990 a month, for a small park with no clubhouse or other significant amenities. Residents, some low-income, are fearful of not being able to survive economically with these additional rent costs. Some residents will be faced with the decision to choose between medications and paying the rent. Also, some residents fear the raises are a prelude to the sale or closing of the park. V2 Ventures Acquisitions & Development Company, the property owner, could not be reached for comment. The property management company, J & H Asset Property Management, said the increase was based on rents in nearby parks. However, most of these parks are bigger and have a clubhouse and offer other benefits, such as a pool, not at Anchor Trailer Park.

Zone D March 27, 2008**Moreno Valley City Council rejects mobilehome park rent increase**

The Moreno Valley City Council denied a rent increase at Country Squire Mobile Estates. The park owners wanted stick the residents with the \$1.5 million cost of installing a new sewer system connection. That would have led to a rent increase of nearly \$300 per month. The Council decision, based on the city's mobile-home rent-control law, stated the park owners had not maintained old septic tank system properly. The demand on the old system was increased when the park owner allowed families into what had been a seniors-only park, and permitted larger homes to be installed in the park. Park residents had claimed there were unhealthy conditions in the park because of the old system, in violation of state regulations, and felt the park owner was responsible for correcting the situation. The city's mobile home park rent-control law permits the park residents to vote on issues like this, and the residents rejected the park owners attempt to pass on the sewer costs to them.

Region 9 Assistant Manager, Donna Matthews continues to be a target for eviction over a contested fee for trash service Donna has never received. We continue to assist Donna and her attorney.

Zone C, Region 3 March 19, 2008

Problems at Malibu Park

Residents of the Paradise Cove mobile home park complained to Malibu's Mobile Home Park Rent Stabilization Commission about an annual rent increase claimed by the park owner. The Commission decides both on rent increases, and rent reductions if the park owner eliminates various services. The complaints included years of septic system problems, including overflows into the park, as documented with photographs of raw sewage, trees falling on homes, Problems with park services, including water and sewer, refuse removal, laundry facilities, parking and security services, unsafe stairs leading into the laundry room, inoperable gated entrances to the park, and several instances of stolen property. The Commission told park residents their Homeowners Association should apply for a rent reduction according to Malibu's Municipal Code, contact the City Department of Building and Safety about sewage and water system issues.

Zone A Region 1 March 19, 2008

San Pablo Helps Relocate Mobilehome Residents

The San Pablo City Council is planning to assist residents of the Circle S and Alvarado mobile home parks relocate when those two parks are eliminated over the next two years to make room for a 200-unit redevelopment project. Seniors and disabled park residents could live as tenants in new housing, or be considered priority buyers in the new development. State law allows cities to determine relocation compensation of the residents who will be displaced.

Zone B Region 8 March 19, 2008

Protection from Condo-Conversion in Ventura County

The Ventura County Board of Supervisors passed an ordinance that states mobile home lots in parks in the unincorporated parts of Ventura County can be individually subdivided, sometimes called a condominium conversion, and sold piecemeal only if residents agree.

The parks' low-income residents are still covered by state rent control if the conversion takes place. This ordinance is virtually identical to a Sonoma County ordinance, which has been approved by an appellate court decision. Sonoma was the first county in California to limit condo conversions. Ventura

County's efforts are in response to Gov. Arnold Schwarzenegger's veto last year of AB 1542 that would have placed statewide restrictions on mobile-home park subdivisions. The park owner must ask the opinion of the residents. More than 50 percent resident approval will allow the conversion to proceed.

MEMBERSHIP CORNER

by Bob Markley, Chairman
Membership Action Team

This is the first of what will be several articles concerning increasing our membership across the state. The Membership Action Team has been hard at work in updating our literature and devising other tools to help YOU increase membership in your chapter, or, if you don't yet have a GSMOL chapter in your park, to start one. In the very near future, you will start to see the results of this work.

We already have a special e-mail address set up for the Membership Action Team, so the team can communicate quickly and easily with parks across the state. Some advantages of this system will be to give you the latest GSMOL literature via attachments to e-mail messages and exchange success stories among parks on how they increased membership. As this new system evolves, there will be additional benefits we don't even know about now.

To get this system to work properly, each park will need to have a designated membership contact person. This person will need to have an e-mail address and also Microsoft Word software in order to receive updated literature. Ideally, the person would be the member already responsible for the park's membership activities. If this is not possible, some other member can be designated, as long as that person agrees to relay messages between the park and the GSMOL Membership Action Team.

So, we are asking each park to select a suitable designated membership contact person, and have that person send a short e-mail message to gsmol.membership@yahoo.com. The message should contain the designated membership contact person's name and GSMOL member number, and the name of the park. This will allow us to establish our e-mail list. We will not use the e-mail address for any non-GSMOL purpose or divulge it to anyone outside of GSMOL.

We are also planning to start a pilot program to try out a new system for gaining GSMOL members in

parks where there are no, or very few, members. If you are interested in participating in this pilot program, you will need to:

- 1.) be interested in volunteering your time for this activity,
- 2.) select a park nearby your own where there are few or no GSMOL members. If you do not know this information about a park you think would be a good candidate, we can provide it on our toll-free home office telephone line,
- 3.) be willing to telephone residents (we will identify names and telephone numbers for you) in the selected park,
- 4.) be willing to visit the selected park to visit with a few residents who are interested in learning more about joining GSMOL. You will be reimbursed for travel expenses for such visits.

If you are interested in participating in this pilot program, please send a short e-mail message to the above e-mail address indicating this, and we will give you more details on how it will work.

San Luis Obispo County MHP Conversion Ordinance

By Marie Pounders Region 8 co-Region Manager

In May, the San Luis Obispo County Planning Commission approved both versions (coastal and inland) of the basic MHP Conversion Ordinance and the MHP Condo Conversion (bone fide sub-division) Ordinance. On September 9, 2008, these will go before the County Board of Supervisors for final approval.

After 2 1/2 years of effort and input by many residents, local advisory boards and research by department staff into requirements of other jurisdictions, the final draft ordinances include several extremely important components which come from both the GSMOL model/ Huntington Beach and Seal Beach Ordinances and two components which are unique to SLO county.

1. The detailed Conversion Impact Report is the driving force of the ordinance as it describes the demographics of a park and its residents as well as vacant spaces and alternative housing sites available within the county.
2. The payment of In Place Market Value (as determined by a certified real estate appraiser who is

acceptable to the county) for permanent residents whose mobilehomes cannot be moved.

3. A Relocation Plan and Relocation Counselor section which specify that alternative housing sites for each displaced resident will be secured prior to the closure of the park (including the moving of all household goods and belongings). It is the responsibility of the Relocation Counselor to identify alternative affordable housing (apartments, condos, mobilehomes, senior housing, etc), provide financial advice on qualifying for various housing types and assist residents in the transition.

4. The inclusion of two Special Findings which require that: The Conversion or closure of an MHP will not result in a significant decrease in the affordable housing stock of the county and that adequate mitigation measures to address the financial and other adverse impacts to all displaced residents will be taken by the park owner.

These 2 components are unique to SLO County:

5. Residents who rent both their coaches and their spaces will also receive some relocation assistance.

6. A special section dealing with the Incremental Closure of a mobilehome park.....whenever 25% or more of the spaces are uninhabited, a park owner must file an application for conversion/closure.

Over these 2 1/2 years, GSMOL Chapter 1200, Sea Oaks Mobilehome Park in Los Osos, has held workshops on the topic of park conversion ordinances and provided speakers throughout the county in an effort to raise awareness on this topic. Sea Oaks' sister park, Laguna Lake Mobile Estates in the city of San Luis Obispo and Le Sage Riviera MHP in the city of Grover Beach (also with strong GSMOL chapters) have worked closely with their local government agencies to develop their own MHP Conversion Ordinances. Hopefully, all three jurisdictions will have ordinances in place by 2009.

❖ We want to express our gratitude to attorney Will Constantine of Santa Cruz for his incredible efforts and outreach to help defeat Prop. 98!

❖ We also want to express appreciation to Pat McLemore and SoCal printing of Riverside for giving us a very special rate on the printing of the Prop. 98/99 flyers/posters!

Triumph in Thousand Oaks

(Excerpts from Ventura County Star 7/11/08)

The Thousand Oaks City Council received a standing ovation Tuesday night when it adopted as law an initiative that adds protections for mobile home park residents, instead of placing it on the November ballot.

The vote was unanimous, and council members praised community members for their work in bringing the initiative forward.

Mobile home park owners looking to close a park will now be required to pay relocation costs for displaced residents. The initiative also calls for the creation of a new land-use designation for the nine mobile home parks in Thousand Oaks and gives residents more say over park conversions.

The initiative was championed by a group of residents from each park who banded together, calling themselves the Thousand Oaks Mobile Homeowners Action Coalition. The coalition gathered enough signatures to qualify the initiative for the November ballot. Mayor Jacqui Irwin held up a stack of 183 comment cards submitted by audience members. "I don't think we've ever had this many statement cards before," she said.

After the vote, Brenda Mohr Feldman, a resident of Vallecito Mobile Estates who served as a spokeswoman for initiative supporters, brushed away tears. "I am very speechless," she said.

Helpful Tips....

- **Don't sign new Park rules....** If they are reasonable and legal, they can go into effect after six months even if you don't agree, with some exceptions. You don't want to agree with something that might be against your best interests and used against you later!
- **Document poor conditions with a daily journal and repeated photographs** of the same problem to demonstrate ongoing lack of attention over time.
- **Pay your rent on time and obey Park rules...** don't give the Park any reason to evict you. If you dispute a fee, pay it "under protest."

JIM BURR TO VISIT RIVERSIDE CHAPTER

Chapter #1126 of GSMOL invites all mobilehome residents in Riverside and nearby areas to a special meeting on Thursday, August 7, 2008 at 7:00p.m. Guest speaker will be Jim Burr of Visalia, GSMOL's corporate Treasurer and Chairman of the Legislative Action Team. Jim will provide latest information on bills pending in Sacramento and other issues that are of vital interest to mobilehome owners.

Chapter 1126 is located at the Meadows Mobilehome Park, 4000 Pierce St., right off the 91 freeway. Park gates will be open and you can park all around the clubhouse, which is near the park entrance.

Please call Chapter President Jan Hayes, 951-688-9525 or GSMOL's Region 9 Associate Manager Gail Mertz , 951-359-4619 so we'll have plenty of seats and refreshments. YOU ALL COME!!!



Ventu Villa Mobile Home Park

Chpt. #0319 Officers 2008-2009

From left: Sec./Treas. Evelyn Colby, V.P. Jay Dyer and President Roberta Lieberg

Contact GSMOL

Hotline: 1 800 877-1727

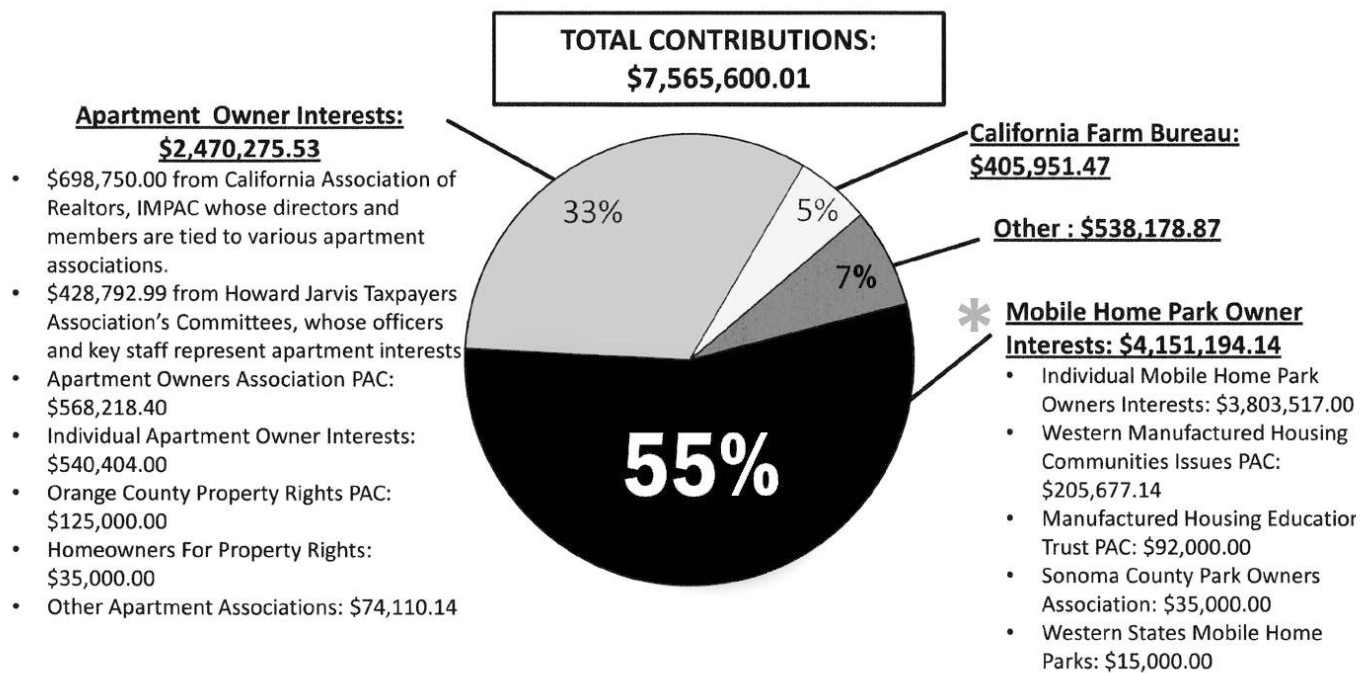
Website: www.gsmol.org



PROP 98



Mobile Home Park and Apartment Owners Were the Primary Funding Sources for Prop. 98



Sources: Secretary of State's Political Reform Office, Californians For Property Rights Protection's Forms 460 filed from Jan 1, 2007 to May 22, 2008 and Forms 497 (late contributions) May 18, 2008 to June 22, 2008.

FOR A LISTING OF THE MAJOR MH PARK OWNER CONTRIBUTORS, VISIT THE GSMOL WEBSITE

With DECADES of experience as MOBILE HOME INSURANCE SPECIALISTS, we are here to ADVISE you of what is AVAILABLE and ASSIST you in obtaining WHAT IS BEST for YOU personally. Contact the nearest agent and see for yourself!

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contact the Agent nearest
you for all your Insurance
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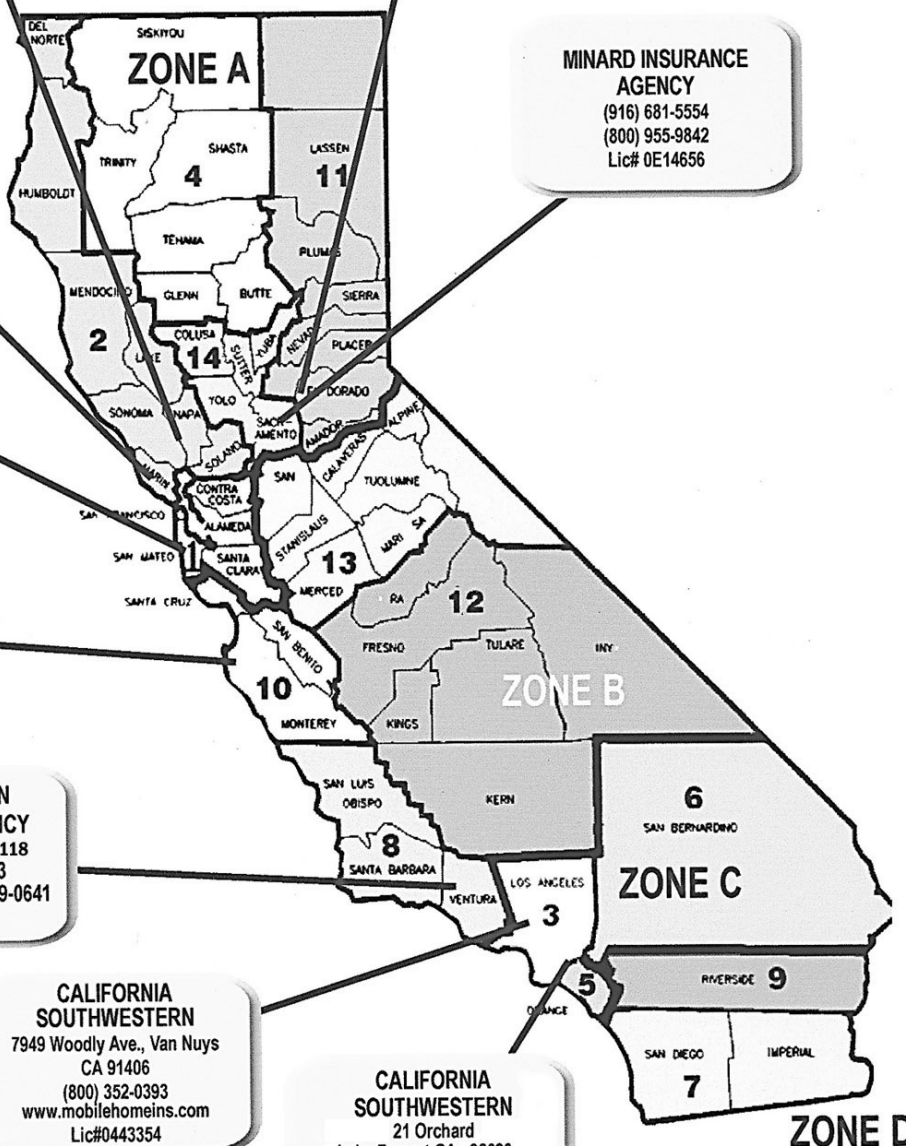
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GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE **MEMBERSHIP APPLICATION**



11021 MAGNOLIA AVE., GARDEN GROVE, CA 92841 714-826-4071 800-888-1727

- ☐ **ONE-YEAR GSMOL MEMBERSHIP FOR \$20**
- ☐ **THREE-YEAR GSMOL MEMBERSHIP FOR \$55**
- ☐ **ONE-YEAR ASSOCIATE MEMBERSHIP FOR \$40**

FILL OUT AND RETURN THIS FORM ALONG WITH YOUR CHECK TO...
GSMOL, P.O. BOX 876, GARDEN GROVE, CA 92842

We need the following information (please print clearly)

FIRST NAME	INITIAL	LAST NAME
SECOND OCCUPANT		
PARK NAME		
ADDRESS		SPACE NUMBER
CITY	STATE	ZIP CODE
DAYTIME PHONE NUMBER () -		
APPLICANT SIGNATURE		E-MAIL ADDRESS:

- ☐ NEW MEMBER
- ☐ RENEWING MEMBER

REGION NUMBER _____
CHAPTER NUMBER _____
MEMBERSHIP NUMBER _____
CHECK NUMBER _____

Regular GSMOL Membership is limited to those who reside in one mobile or manufactured home in California at least six months out of the year. You may become an ASSOCIATE MEMBER if you do not. Associate Members do not have voting rights and may not hold office in GSMOL.

NOTICE: In order to become a member of the **GSMOL ENFORCEMENT LEGAL FUND** you must be a member of GSMOL, complete the Enforcement Legal Fund application form, and remit the annual dues of \$10.

You may also contribute to one of the GSMOL funds...

- ☐ Regular Legal Fund \$ _____
- ☐ PAC Fund \$ _____
- ☐ Disaster Relief Fund \$ _____

DETACH AND KEEP FOR YOUR RECORDS
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CHECK NUMBER _____

If application and payment is handled by second party, please check PAYMENT REC. BY and have GSMOL representative sign for your application and payment.

AMOUNT PAID \$ _____

DATE _____

CHECK NUMBER _____

If application and payment is handled by second party, please check PAYMENT REC. BY and have GSMOL representative sign for your application and payment.

GSMOL ENFORCEMENT LEGAL FUND

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FIRST NAME	INITIAL	LAST NAME
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PARK NAME		
ADDRESS		SPACE NUMBER
CITY	STATE	ZIP CODE
DAYTIME PHONE NUMBER () -		
APPLICANT SIGNATURE		E-MAIL ADDRESS:

- ☐ NEW MEMBER
- ☐ RENEWING MEMBER

REGION NUMBER _____
CHAPTER NUMBER _____
MEMBERSHIP NUMBER _____
CHECK NUMBER _____

YOU MUST BE A REGISTERED, REGULAR MEMBER IN GOOD STANDING, AND MAINTAIN YOUR GSMOL MEMBERSHIP AS WELL AS THE ENFORCEMENT LEGAL FUND DUES TO BE ELIGIBLE FOR BENEFITS ONCE FUND IS ACTIVATED.

PLEASE SEND SEPARATE PAYMENTS FOR GSMOL MEMBERSHIP AND ELF FUND MEMBERSHIP.

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AMOUNT PAID \$ _____

DATE _____

CHECK NUMBER _____

If application and payment is handled by second party, please check PAYMENT REC. BY and have GSMOL representative sign for your application and payment.

NOTICE: In order to become a member of the **GSMOL ENFORCEMENT LEGAL FUND** you must be a **REGULAR GSMOL MEMBER**. Complete the Membership application form, and remit the appropriate annual dues.

Copy this application to recruit new members!

GOLDEN STATE MANUFACTURED-HOME OWNERS LEAGUE *MEMBERSHIP APPLICATION*



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SECOND OCCUPANT		
PARK NAME		
ADDRESS		SPACE NUMBER
CITY	STATE	ZIP CODE
DAYTIME PHONE NUMBER () -		
APPLICANT SIGNATURE		E-MAIL ADDRESS:

☐ **NEW MEMBER**

REGION NUMBER _____

CHAPTER NUMBER _____

CHECK NUMBER _____



You may also contribute to one of the GSMOL funds...

GIFT MEMBERSHIP SPONSORED BY:

- ☐ **Regular Legal Fund** \$ _____
- ☐ **PAC Fund** \$ _____
- ☐ **Disaster Relief Fund** \$ _____

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☐ **ASSOCIATE MEMBERSHIP**

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AMOUNT PAID \$ _____

DATE _____

CHECK NUMBER _____

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