

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

Volume 51
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Oct/Nov/Dec
2016



THE
Californian
WISHES
EVERYONE A
Happy Holiday!

Inside This Issue:

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Report

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Order

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What are those extra numbers on the address label?

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THE CALIFORNIAN
GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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

GSMOL enhances the quality of life for all manufactured-home owners and for residents of mobilehome park communities throughout California. We champion the property rights of homeowners and deliver value through advocacy, information and service. GSMOL lobbies for just and fair protection under the law for manufactured-home owners so they may experience the quiet, peaceful enjoyment of their community. GSMOL, Inc. reserves the right to exercise such discretion as it may deem appropriate in the selection of advertising material to be published in *THE CALIFORNIAN*. Advertising published in *THE CALIFORNIAN* does not constitute endorsement by GSMOL, Inc. of the products or services offered. *THE CALIFORNIAN* welcomes articles relating to mobilehome lifestyles, but they are subject to editing based on space availability, style, good taste and importance and at the discretion of the Editor. Content in this publication may not be reprinted or used in any way without the written consent of GSMOL, Inc.

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**See map on
page 19
for Zone
boundaries**

Focus on the Future

Happy Holidays! It is hard to believe that we are so close to the end of another year. May the blessings of the season be with all of you and continue into 2017.

The GSMOL Board of Directors and the many volunteers who serve our members daily are all shaking their heads in disbelief that 2016 is almost over. Time goes by so fast when you are constantly working to make things better. Nothing comes easy. To accomplish anything we first have to find people willing to serve on committees, not always an easy task. Then those committees have to toss many, many ideas around and then find a way to make them work.

At the beginning of the year, the Convention Committee worked tirelessly to bring our members a successful Convention in April, **and that they did!** Already, the committee will soon have to go to work to do the same in 2018. Because of the resolutions made during the business meeting at April's convention, many new committees have been formed and are hard at work to accomplish goals set.

“Rebuild, Renew and Restore is our Motto; honesty and transparency is our promise.”

One of these goals is better communication with our members. We have already seen many results of the work several committees have accomplished. Our state legislative report “This Week” that is emailed weekly is a prime example. A joint effort of the LAT (Legislative Action Team), the Website Committee and a branch of the Communication Committee has made this happen! Our chapter presidents get emails monthly so that they can better inform chapter members. We now have an email list that enables us to get important information to our members when it happens, not just when The Californian is mailed. Another important source of information, the website gsmol.org, is constantly being updated so members can stay informed. These committees are still working and we look forward to improvements to the existing modes of communicating with our members and new ways being developed during 2017. Be sure that we have an email address on file for you so that you can stay informed!

Other committees that have been formed since the convention can be found on the website. All of these committees are working to do the jobs they were developed to do. A list of active committees can be

found on the website along with who to contact if you are interested in serving on any one (or more) of them. The best way to have a voice in what YOUR organization does is to volunteer and serve. Most of the work that these committees do is done by conference call meetings. You don't have to leave your home to contribute.

Looking back on accomplishments of 2016, we have to acknowledge the appointment of Esperanza Ross as our new state Legislative Advocate, the most important decision your Board of Directors made. Esperanza was introduced to our members at the April Convention. Since then, she not only accomplished a very successful year legislatively for manufactured-home homeowners but she has endeared herself to GSMOL members throughout the state by personally meeting with chapter members. Through her expertise and energy, 2017 promises to be one of the most exciting and prosperous legislative years in GSMOL's recent history. The LAT is our members' link to the legislative activity; this committee will keep you informed as the Legislative year progresses; it is the one who lets you know when your voice is needed through letters and/or phone calls. Our person working in Sacramento lays the groundwork and puts our bills into action; but, ultimately it is your voice (voters who are homeowners) that convinces the Legislators. **Answer these calls to action when asked!**

Another GSMOL accomplishment that can't be ignored is the Member Benefit Program. Although added late in 2015, through the dedication of Ernest Stroebel and his staff at EJS Insurance Group, 2016 has added many new benefits for our members during 2016. Although the entire program was originally put into effect as a benefit to our members, Ernie has found ways to have it benefit the organization, as a whole, financially. Many of the programs now render an income to the organization when subscribed to by our members. One of these programs is the Retail Cash Back Program. All of these programs can be found on the GSMOL website. Check them out and contact EJS if you find one that will benefit you and save you money in the process.

Well, I have run out of room. So again, I will wish you the happiest of holiday seasons. GSMOL is looking forward to a Happy and Successful New Year and wish the same to all our members. ■

HELP WANTED

Members with business, non-profit, or government experience in managing a department or an entire organization. Your help is needed as a member of GSMOL's Business Improvement and Financial Action Team, a newly reactivated state committee.

Interested parties can call

Bob Markley at (760) 435-1126
or send an e-mail to
markley33@yahoo.com



FEEDBACK WANTED!

Give us your feedback on *The Californian*. Comments on stories we've published, or stories you'd like to see are always welcome. Tell us what you like and what you don't like so we can help tailor *The Californian* to you—our member!

Send your feedback to editor@gsmol.org

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TREASURER'S REPORT

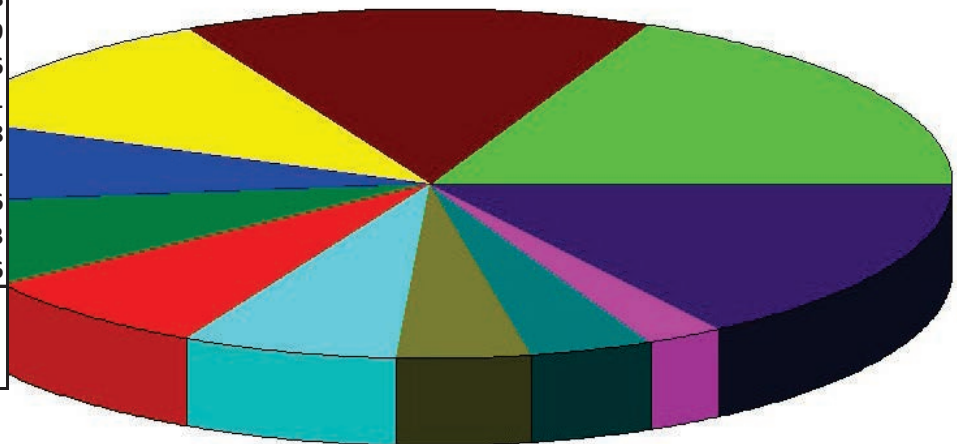
By Diane McPherson
GSMOL Treasurer

Financial Report

5500	PAYROLL	% 18.21
5120	LEGISLATIVE EXPENSE	14.61
5700	PUBLICATION EXPENSE	11.38
5100	LEGAL EXPENSE	8.09
5750	RENT EXPENSE	7.96
5040	CONVENTION EXPENSE	7.51
5900	TRAVEL EXPENSE	6.78
5600	POSTAGE & FREIGHT	4.21
5080	INSURANCE	3.96
5870	TELEPHONE EXPENSE	2.53
Other	OVERHEAD EXPENSES*	14.76
Total		273,319.14

* OFFICE EXPENSES, IN-HOUSE PRINTING,
CONVENTION, TOWN HALL MEETINGS, ETC.

Expense Summary
October 2015 through September 2016



On Our Website...

We will spotlight new or existing features on the website in each issue of The Californian. To start with, here are some examples of things you can find under the main tabs.

ABOUT – Our Mission, Board of Directors, Committees, Important Documents

NEWS - Breaking News, GSMOL News, Around the State, Chapter News

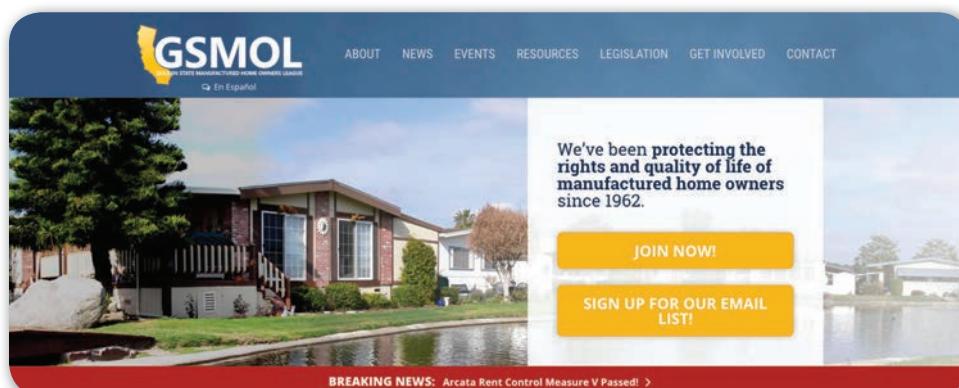
RESOURCES – The MRL, State and County Links, Advocacy Groups, Chapter Resources, Ordinances

LEGISLATION –2016 Bills, LAT (Legislative Action Team), GSMOL Accomplishments

GET INVOLVED – Member Benefits, How to get organized, How to buy your park

CONTACT – Interactive Zone and Region Map to help you find the GSMOL leader nearest you, GSMOL's steps for processing a complaint, protocol for consulting with GSMOL's attorney

Clicking on the "En Espanol" link will bring you to our content in Spanish. We are working on getting more of our information translated into Spanish.



We are in the process of bringing our online information up to date. You can help by contributing (a) Chapter news, (b) Information about local "Mobilehome Town Hall" type events, (c) References such as local attorneys with manufactured-home law experience. Send information to Anne Anderson at a.bushnell.anderson@gmail.com ■

Looking for a great holiday gift for a friend or family member which will be informative for them and will support GSMOL at the same time?

Give them an Associate Membership in GSMOL!

Associate Memberships are for people who do not live in a manufactured home but want to support you, their friend or relative living in a manufactured-home park, by supporting GSMOL.

Your family members (18 and older), friends, and business associates outside the park will receive everything that a regular member does – a subscription to *The Californian*, member benefit programs, exclusive content on our website, exclusive email bulletins – everything that a regular member gets except for the right to vote or hold office in GSMOL elections.

Associate Memberships cost only \$25 per year, the same as a regular membership!

And each Associate Membership helps to support GSMOL, not only financially but through bringing more awareness to the public sector of the challenges that we face as manufactured-home park residents.

You can sign up your family and friends using the Membership Form on the back cover of *The Californian*. Then make a copy of it and stick it in their Christmas or Chanukah card or letter!



THIS HOLIDAY SEASON REMEMBER:

“Year-end Giving”



Please consider contributing to the Golden State Manufactured-home Owners League (GSMOL) and/or the Golden State Manufactured Home Owners Educational Fund (GSMOEF) before the end of the year. Donations to GSMOEF are tax-deductible since it is a 501(c)3 charitable and educational non-profit corporation. The Education Fund partners with GSMOL and provides educational services regarding manufactured home living.

Send your donations to the following addresses:

GSMOL - 14802 Beach Blvd. La Mirada, CA 90638

GSMOEF - P.O. Box 2067, Cypress, CA 90630

Visit GSMOL online at gsmol.org and visit GSMOEF at <http://mobilehomerresidentadvocate.blogspot.com>

By: Bruce Stanton
Corporate Counsel

San Juan Capistrano Residents Win Round Two Of Titanic Rent Battle

El Nido Mobilehome Park Residents Defeat \$403.00 Rent Increase

The quaint City of San Juan Capistrano is known nationally for its well-preserved California Mission grounds, and the annual return of the swallows. Unfortunately for residents of El Nido Mobilehome Park, their City is also becoming known for annual rent increase battles.



San Juan is the only City in Orange County with a mobilehome rent stabilization ordinance. The park owner, an LLC fronted by an elderly Korean War veteran, has requested astronomical rent increases two years in a row in an apparent attempt to either put the ordinance out of business, or otherwise pressure the City into granting its demanded increases. The park owner counted on poorly organized and poorly funded residents who would not be able to match the park owners high-priced attorneys and experts. He counted wrong. Faced with a \$640.00 rent increase request in 2015, the residents sought counsel from their GSMOL Vice President about how to defend their case. They organized, raised a war chest and retained GSMOL attorney Bruce Stanton along with the best available experts in the field to fight the increase. After a 3-day hearing, the appointed hearing officer granted a \$37.00 rent increase, and the City Council confirmed the award. The residents celebrated their victory, and formed GSMOL Chapter 1094 in their park to stay organized and informed. The resident leadership, lead by Tom Perrin, did a fantastic job of keeping residents informed and engaged in the hearing process. They filled the hearing chambers when hearings were held

In 2016, the park owner noticed a new rent increase of \$403.00. This came, incredibly, even though the park's income increased and its operating expenses decreased from the prior year. The new increase was based almost entirely upon an alleged \$325,000.00 one-time cost to hire its attorneys and experts in the failed 2015 hearing. The residents were well-prepared to once again retain their expert legal team to fight this new increase. Another hearing was held. The hearing officer rejected virtually every theory advanced by the park owner, and disallowed the vast majority of the claimed 2015 legal costs. The allowed increase was only \$9.50, with \$4.75 of that amount deemed as a 5-year pass through to reimburse legal fees. Once again this represents a huge victory for the residents, and a high-profile defeat for the park owner.

GSMOL Chapter 1094 stands strong, despite what these residents have been through. Few, if any, parks have ever faced such large increases in consecutive years. Issues remain, such as whether the park owner will sue the City and whether these titanic rent battles will continue. Some residents are facing termination of their tenancies for not paying the \$403.00 while the hearing was ongoing, and it is not known if the park owner will actually pursue those terminations. But it is clear that Chapter 1094 is not backing down, and that they will continue to fight if the park owner wishes to throw away hundreds of thousands of more dollars in costs to chase after more rent increases. Their example is one that all mobilehome residents should admire and follow, so that affordable mobilehome housing can be preserved in jurisdictions throughout California. This is the benefit of a rent stabilization ordinance. Organization, commitment and courage are required, and the residents of El Nido have a lot of each!

The swallows always return to San Juan Capistrano. The exorbitant rent increases will not. ■



Bruce Stanton



NMHOA Re-elects Sheahan as National President

Former GSMOL President and current Zone D Vice President, Tim Sheahan, has been elected to a second term by National Manufactured Home Owners Association (NMHOA). GSMOL is a longtime member of NMHOA, which also offers HOA and individual memberships. It is our voice at the national level and its website is www.nmhoa.org.

Tim has also received a leadership award from Corporation for Enterprise Development (www.CFED.org) I'm Home Program, recognizing his 20+ years as a volunteer advocate for MH owners.

Zone Reports

ZONE A REPORT

By Betty Storey
GSMOL Zone A Vice President

“It is the role of the Zone Vice Presidents to understand the resident's complaint, analyze the problem, decide if the park has violated one of the above categories, and then advise the resident of what action would be appropriate and the most beneficial.”

GSMOL's Zone A continues to receive a large number of complaints against park managements and owners. In many cases, by the time the resident calls GSMOL for help, the situation is out of control. The complaints mostly fall into three categories: Health and Safety issues, Failure to Maintain and Poor Management.

Most of the complaints I receive originate from non-GSMOL residents and most of them have never heard of the Mobilehome Residency Law (MRL)nor are they aware that GSMOL has a Legislative Advocate (Lobbyist) and that GSMOL can provide helpful advice and, in some instances, legal assistance. This could possibly mean that the GSMOL members are more knowledgeable about their rights and don't appear to need as much immediate emergency help.

Health and Safety issues for the most part can be directed to the HCD Ombudsman and since more HCD inspectors are being added shortly, this remedy should result in more solutions to those problems. Many parks in Zone A are in the mountainous regions where sewage and septic tanks are serious issues. The same is true of parks in the zone's many river sites. The majority of the parks in these areas are small and the advanced age of the parks and mobilehomes is a big factor. Minor improvements are not always affordable. Major violations could result in the closure of the park and evictions.

Failure to Maintain cases tend to relate to the condition of the clubhouse, swimming pool, laundry rooms, surface of the streets and poor street lighting. Believe it or not, there are still managers who are not familiar with the MRL. Usually a letter from GSMOL can alert them of their liability and their responsibility. Sometimes the threat of a Small Claims Court action is called for and

if that doesn't work, a call from an attorney could work wonders.

Poor Management is the most difficult issue to resolve because it involves personalities and a lack of park management experience. Many of the managers don't follow the rules and regulations of their own park which is frustrating to the residents who rely on management to keep the park clean, safe and respectable.

In the family parks particularly, drug and alcohol abuse complaints are prevalent and without adequate management, residents have little recourse. Usually if managers do not respect the rights of the park residents, they are often guilty of more serious issues as well and that's where our GSMOL-associated attorneys play a bigger role.

It is the role of the Zone Vice Presidents to understand the resident's complaint, analyze the problem, decide if the park has violated one of the above categories, and then advise the resident of what action would be appropriate and the most beneficial. Sometimes the resident is totally correct in filing a complaint but the remedy doesn't fit the situation. It's important to realize that the park owners also have rights, too.

For instance, many parks do not allow street parking and no matter how much we residents argue, the management usually wins.

Having said that, we residents also have rights. Learn them!! Read the MRL frequently. Activate a GSMOL chapter and/or HOA (Home Owners Association) in your park. Get to know your local legislators. Attend Council meetings. Cooperate with the park owners where possible. Invite Police and Firefighters to chapter meetings. Make an Emergency Preparedness Plan and an Evacuation Plan. AND, when in need, contact your Zone A Vice President.

ZONE A-1

By Karilee Shames
Zone A-1 Vice President

1. Our Zone has launched our initial MRL Study Course, using materials developed by the Golden State Manufactured Home Owners Education Fund (GSMOEF), the Ed Fund.

- Sat. Oct 1 we met by phone and discussed assignments.
- Sat. Oct 22 we met by phone and discussed issues
- Sat. Nov. 19 will be our final class

A half dozen members will soon graduate our first MRL class.

2. The plan is to study **Title 25 in February**, and **Rent Stabilization in May** in our Zone. We possibly will present these three classes again starting in October.

3. We went to Arcata to speak with their **City Council**. Over 20 citizens spoke that night, we also heard from several park owners – including Western Manufactured Housing Communities Association (WMA) representative Doug Johnson. Bruce Stanton helped me to craft a strong letter explaining some points that the council clearly did not seem to understand. Each council member received this letter which included the following:

- WMA spent over \$160,000 to fight a simple RSO
- in this tiny town of 7,000
- including advertising at the SF Giants game at halftime
- putting up large deceptive billboards there

4. **We met with 45 Countryside MHP folks in Cotati** who are very upset at receiving notice of a significant rent increase for no good reason. We discussed the option for them to become a GSMOL chapter, and avail themselves of all our knowledge and support.

5. I met with a lovely widow at one of the early ROP's, Valley Vista in Santa Rosa. We discussed her concerns, considered options, and will see if she wants to proceed. I connected her with our new local Legal Aid attorney.

6. We spoke with various mobilehome homeowners:

- **San Leandro** – We plan to speak there Sunday November 6 and possibly at City Council on November 7.

- **Petaluma** - A self-appointed leader is causing problems; we will go to speak with the residents.
- **Santa Rosa** - They will call soon with dates for us to come (another terrible example of park manager harassment)
- **San Jose** – A long-term GSMOL park leader won't hold a required election

Others are quickly joining GSMOL, working with Gary Smith, GSMOL Associate Manager, and Martha McConnell, seasoned organizer.

7. GOOD NEWS:

A. **Measure V, the citizen's initiative in Humboldt County to stabilize rents and fees in mobile home parks in unincorporated regions has passed!**

Despite great odds (over \$200,000. invested by park owners and their lobbying organization to oppose the ordinance) and a very nasty campaign to discredit the volunteer who originally called for rent stabilization, the voters in Humboldt County answered the call to preserve more than 1,400 units of non-subsidized affordable housing in parks. The fight is not over yet, however. The Humboldt Mobilehome Owners Coalition vows to help enact ordinances in all the incorporated cities of the county as well!

It has been especially joyful for me to have members from Desert Hot Springs making calls for Arcata Mobile Home Rent Stabilization! We all win...

- B. We are working with **organizers in Lake County**, where there are possibly over 100 mobile home parks. We are helping one woman first with her own park harassment situations, then training her to help others. She is a retired educator.
- C. We are also working with a dynamic organizer in **San Jose**, where Park Owners have organized for an "Opt-In" Program, essentially threatening all residents of going out of business if their demands are not met. Basically they want to sidestep the MRL. With Martha McConnell's excellent skills, she and Associate Manager Gary Smith are going into all 59 parks in San Jose, helping us to pull together- at long last - the large group of San Jose mobilehome homeowners.

See *Zone Reports* on page 10 ►

- D. Diane McPherson and I were pleased to have met with a group of Filipino residents at a park in Vallejo, where they realized they were being overcharged but could not get help from management. They will be using our newly revised Incident Form to capture their issues and follow through as a group working together.
- E. We continue to work with the **Spiritual Action Committee** of Sonoma Methodist Church, which has brought us to many housing and homelessness meetings locally. We are alerting them to our situation, hoping many are likely to become Associate members. Also crucially important, they can begin to understand the depths of our situation, and some are inspired to join with us. The big secret of our lives is becoming common knowledge.
- F. We are also helping **Sunnyvale Coalition**, where 2 parks contains 1,700 families. We are looking to go into those parks and recruit some younger members there to carry on this work.
- G. Our Zone is very excited to host **Esperanza Ross 11/12**, where enthusiasm is building for her infectious presentation.
- H. **Sonoma County Legal Aid** has a new attorney, whom we have quickly co-opted, and are quickly educating. We now have an elder abuse attorney to work with our Legal Aid attorney, all pro-bono, to help with our issues locally.

Old leaders are falling away and new ones are stepping up. We are excited by the possibilities of a great future for GSMOL, and for all mobilehome homeowners.

ZONE B-1 REPORT

PREDATORY PARK OWNERS -- IT'S URGENT!

By Jill Martinez
Associate Manager - Buenaventura Mobilehome Park

One of the most exciting, pertinent, and informative speakers our GSMOL chapter has had in the past five years at our annual meetings was Don Hart. Don Hart is an activist committed to ensuring mobilehome homeowners keep their homes safe and affordable by combating predatory park ownership. I met Don at the GSMOL biennial meeting this year in Sacramento. Don is adamant that mobile home park residents should be doing all they can to either purchase their parks, or, at the very least, get a "right of first refusal" in writing from the owner before

they lose their homes entirely. He emphasizes that every park needs an organized, local, and political force for its residents' protection. He shares personal experience, primetime television news stories, and a great deal of research. His presentation is easily one and one-half hours, but, with more time he could cover a lot more and no one would become bored or listless.

Don has been studying the purchasing habits of corporate owners. They "bunch" their purchases and parks, develop shell corporations, and take money out of the park through depreciation. After they have run the course of the first five years, they purchase it again with another corporation and run the scam again with no regard to the health, safety, or benefit of the residents. These owners just do not care. Their tactics must be addressed immediately before this once affordable housing source, particularly for seniors, is gone forever.

Don is tireless in his efforts to protect homeowners and he graciously agreed to come and speak at our annual meeting. Of course, he would never ask, but, recognizing his valuable contributions to our mobilehome communities, we were able to present him with an honorarium through contributions from our members. He announced that he would be sharing it with a legal organization that works pro-bono for many resident homeowners. Don may be reached at (949) 400-4680, but please remember that GSMOL has so many talented volunteers that are generous with their time and it is important for us to recognize them. We need them! And, this particular issue is urgent and must be addressed by us now!

ZONE C REPORT

By Mary Jo Baretich
Region 5 Manager

We have seen a lot of activity these last couple months throughout the Zone. We activated one park and reactivated another, along with our leaders attending numerous Zone Chapter meetings.

Several park managers have been made to abide by the MRL and their own Rules and Regulations. Letters from our Corporate Counsel Bruce Stanton can settle many disputes. Of course there are many more park managers confronted too frequently who will only comply when directed by the court. This is why management training is so essential. It could save the park owner lots of money, and the time-consuming task of replacing managers.

The mobilehome homeowners also need education on their rights. And that is why it is in their best interest to form a GSMOL Chapter in their parks. This will gain them access to our Corporate Counsel Bruce Stanton, and to the vast number of other attorneys and contacts, plus the huge knowledge base that GSMOL can supply.

Also, visiting the Golden State Manufactured Home Owners Educational Fund (GSMOEF) website blog spot at <http://mobilehomeresidentadvocate.blogspot.com> can help homeowners advance their knowledge on the laws governing mobilehome living in California by taking the **Mobilehome Residency Law Masters Exam**. GSMOEF is a 501(c)4 corporation. It works closely with GSMOL, but is a completely independent entity from GSMOL.

Throughout Zone C, we have been fortunate to have various Legislators visit our parks, thanks to Esperanza and her staff. We understand that more will be setting up visits, even after the election. They need us to educate them on mobilehome life in California. The latest Legislator Town Hall, featured Assemblymember Roger Hernandez on November 18, 2016 by the City of El Monte at the El Monte Union High School District.

REGION 3

The homeowners in Pacific Bowl Mobile Estates located along Pacific Coast Highway in the Pacific Palisades area of the city of Los Angeles are rightfully concerned about activity going on there. In January of 2005 over 10 inches of rain caused a horrendous slide to occur in the northern hillside slope above the Pacific Palisades Bowl Mobile Estates. This slide impacted eleven mobilehomes, causing them to be red-tagged, and covered the road along that slope. Ten of the eleven red-tagged homes have been removed during the last six months. The eleventh one is where they are staging the construction, and where the foreman lives during the week.

Following the slide, the California Housing and Community Development (HCD), along with the California Coastal Commission (CCC) issued notices and staff reports regarding this health and safety issue. The park owner, Eddie Biggs, was required to install an extensive drainage system, and in one CCC Staff Report, was to install a retaining wall. The retaining wall was never built. Over the years, the homeowners have observed serious problems with the drainage system and pumping stations, always fearing another slide.

Now this year, the park owner, after all the years of questionable drainage, has started new extensive work on

the hillside. Of great concern to the homeowners, because this is the start of the rainy season, is the fact that the contractors have cut back the toe of the hillside making a huge cliff, supposedly for the installation of a retaining wall. They have also reconfigured the drainage system on the slope. At the same time, the city of Los Angeles is working on the top portion of the hillside. Both the CCC and HCD are closely monitoring the hillside work.

The clock is ticking. An earthquake or serious rainfall could have nightmare consequences.

REGION 5

The Biggest News in Region 5 is the "WIN" for a second year for the El Nido Mobile Estates homeowners of San Juan Capistrano. Once more the park owner, Richard Worley, demanded an outrageous rent increase of \$403 per month, but the homeowners again hired our GSMOL Corporate Counsel Bruce Stanton. Through his expert work, he was able to convince the City Council to vote to keep the rent increase at a very acceptable level. See Bruce's article in this issue of *The Californian*.

Region 6

On October 29, 2016, Senator Connie Leyva once more held an extremely informative and well-attended Town Hall Meeting in San Bernardino. The Panel of Experts were there to answer questions: Dick Bessire representing the park owners and management, Sal Poidomani representing Housing and Community Development (HCD), Bruce Stanton representing GSMOL, and Henry Heater representing ASK Law Group. The questions included driveway repair responsibility, conversion of Senior Parks to All-Age Parks, Management Training, drainage issues, Local Conditional Use Permits, and others.



See Zone Reports on page 13 ▶

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GSMOL President Jean Crowder and Zone D Vice President Tim Sheahan presented Stephanie Reid, Staff Consultant for the Senate Select Committee on Manufactured Home Communities, with a plaque for her outstanding 30 years of service with the Senate. Senator Leyva also presented Stephanie a plaque for her dedication. Stephanie is retiring this year. Eric Guerra has replaced her as Staff Consultant. Check their website for more information: <http://mobilehomes.senate.ca.gov/committeehome>



ZONE D REPORT

Tim Sheahan
GSMOL Zone D Vice President

A growing concern in Riverside county (GSMOL Region Nine) has been rent increases/pass-through increases for mobilehome homeowners due to increases in property tax for park owners. In some cases, we've seen huge rent increases due to "Proposition 13" adjustments when mobilehome communities are sold, triggering a re-assessment of the property. The owner of Corona La Linda in Corona successfully imposed huge rent increases, whereas the owner of Rancho Calimesa was not successful

because of supportive rent ordinance enforcement by the City Rent Review Board and City Council. In other areas including; Banning, San Jacinto and Hemet, mobilehome owners have received notices of rent increases/pass-throughs, in addition to their annual rent increase, claiming a rent increase due to a "supplemental" increase in property tax in excess of the normal cap of 2%, even though the community had not been sold recently. We are investigating these increases and trying to determine their justification and why some communities are receiving increases, while others are not. Another looming threat is when a community operator has a lease on the land itself and that land lease is set to expire, which could potentially trigger a re-assessment of the land, leading to property tax increases.

Have you received notice of a rent increase as a result of an increase in property tax for your community owner? Please let me know to help us document how widespread this issue has become so we can prepare an effective appeal for support from the Riverside County Board of Supervisors to mitigate the adverse impact on homeowners. It's unfair for homeowners to have to foot the property tax increases for park owners and is contrary to the original intent of Prop. 13, which was drafted to help prevent seniors from being "taxed-out" of their own conventional homes as property values were increasing in the 1970s.

To remind you, your community owner pays property tax on the land and common area improvements. Homeowners with homes installed after July 1, 1980 pay local property tax (LPT) on their homes at the same rate as owners of conventional site-built homes, with a cap of 2% on annual increases. Many homeowners with homes built prior to July 1980 generally pay annual registration/license fees to the State Department of Housing and Community Development "in lieu of" property tax, unless the current or previous homeowner chose to voluntarily convert from annual "vehicle license fees" (VLF) to LPT.

If you do pay local property tax and feel your home is assessed too high, you have the right to appeal your tax bill. Another consideration for those who pay LPT on their homes and reside in the home on a year-round basis is to apply for a "homeowner's tax exemption", which would typically allow the homeowner to exempt \$7,000 of the assessed value of the home, creating a reduction of \$70 per year off the property tax bill. Contact your own county assessor for information on how to appeal your home assessment/property tax bill, the homeowner exemption or other taxation policies of your specific county. ■

GSMOL "Who's Who"

• Leaders in Your Area - Refer to Map on Page 15 for Zones and Regions

ZONE A

REGION 4

COUNTIES: Butte, Glenn, Shasta, Siskiyou, Tehama and Trinity

REGION MANAGER

Anne Rucker
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karucker@sbcglobal.net

REGION 11

COUNTIES: Amador, El Dorado, Lassen, Modoc, Nevada, Placer, Plumas and Sierra

VACANT

If you would like to volunteer, please contact Zone VP

REGION 14

COUNTIES: Colusa, Sutter, Sacramento, Yolo and Yuba

VACANT

If you would like to volunteer, please contact Zone VP

ZONE A-1

REGION 1

COUNTIES: Alameda, San Mateo, Contra Costa, Santa Clara and San Francisco

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Martha O'Connell

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REGION 2

COUNTIES: Del Norte, Humboldt, Lake, Marin, Mendocino, Napa, Solano and Sonoma

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ZONE B

REGION 12

COUNTIES: Fresno, Inyo, Kern, Kings, Madera and Tulare

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REGION 13

COUNTIES: Alpine, Merced, Calaveras, Mariposa, Mono, San Joaquin, Stanislaus and Tuolumne

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ZONE B-1

REGION 8

COUNTIES: San Luis Obispo, Santa Barbara and Ventura

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REGION 10

COUNTIES: Monterey, San Benito and Santa Cruz

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ZONE C

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REGION 5

Orange County

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REGION 6

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ZONE D

REGION 7

COUNTIES: San Diego and Imperial

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REGION 9

Riverside County

ASSOCIATE MANAGER

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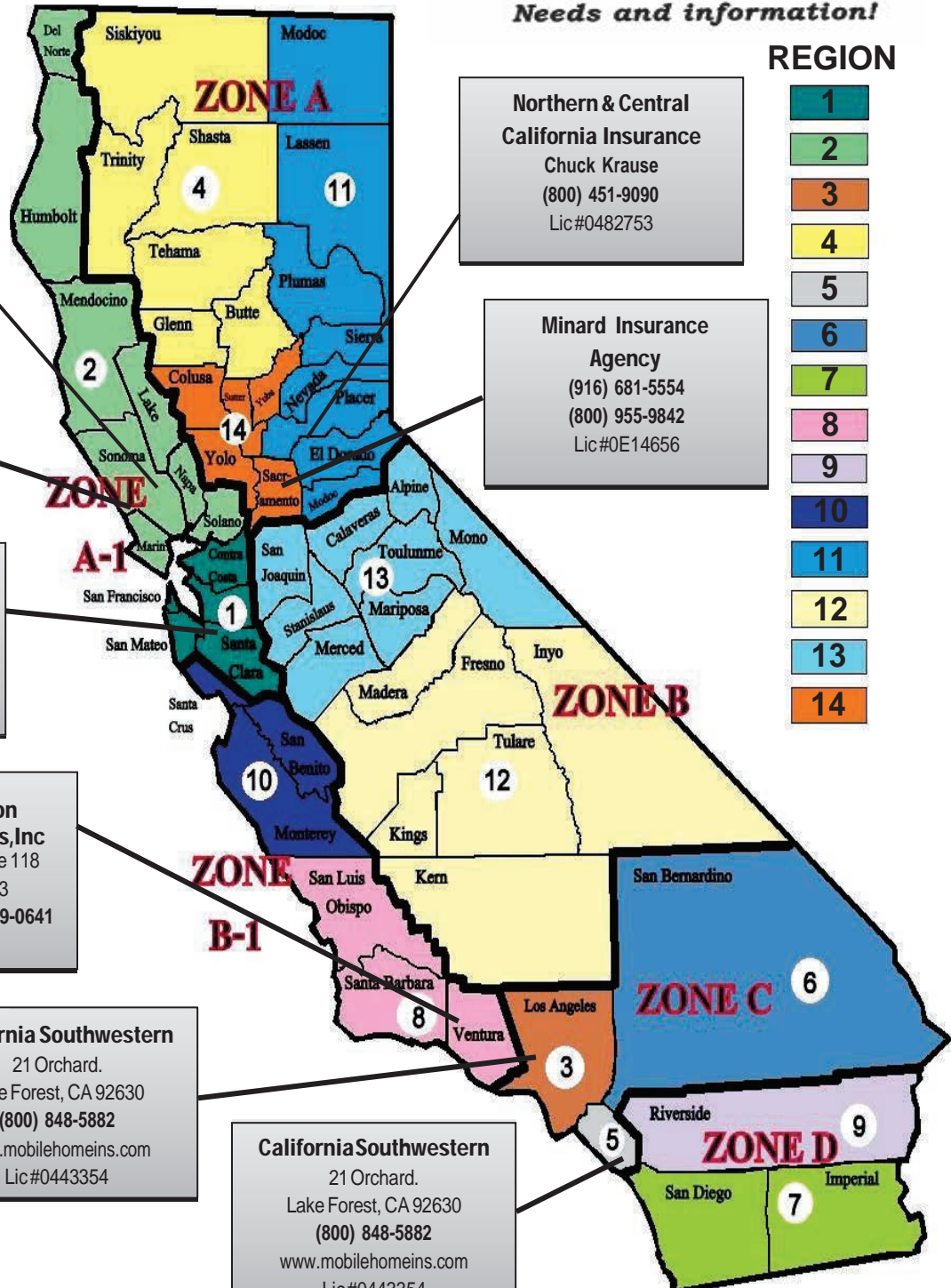
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