

THE CALIFORNIAN

GOLDEN STATE MANUFACTURED-HOME
OWNERS LEAGUE

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Mobilehome Residency Law Protection Program

What is the Mobilehome Residency Law Protection Program (MRLPP)?

The MRLPP provides assistance in resolving certain disputes between manufactured and mobilehome homeowners and mobilehome park owners or managers. Manufactured and mobilehome homeowners residing in mobilehome parks may submit complaints related to Mobilehome Residency Law (MRL) violations for potential referral to a contracted nonprofit legal service provider. The MRLPP may also refer complaints, or portions of complaints, to the appropriate enforcement agency for investigation or further action.

What types of complaints can be filed with the MRLPP?

The MRL is the "landlord-tenant law" for mobilehome park tenants and mobilehome park owners, and provides guidelines about rental agreements, park management, termination of tenancy, fees charged by mobilehome park owners, and more.

How do I submit an MRLPP complaint?

Homeowners may submit a complaint by telephone at (800) 952-8356, or may submit an MRLPP complaint form, available via phone, mail, or online at www.hcd.ca.gov. Information that will be requested by the MRLPP: 1) proof of mobilehome ownership, 2) the name, address, and phone number of the mobilehome park indicated in the complaint, and 3) any documents or facts that are relevant to the alleged violations of the MRL.

Even if we can't help you directly, we can point you in the right direction.



Call us:
800.952.8356



Visit us:
www.hcd.ca.gov



Email us:
MHAssistance@hcd.ca.gov

Mobilehome Residency Law Protection Program
Department of Housing and Community Development
P.O. Box 278690, Sacramento, CA 95827

What happens once I submit an MRLPP complaint?

Once a complaint is received, the MRLPP reviews the complaint to determine whether the allegation is a potential MRL violation. If a potential MRL violation is identified, the complaint may be selected for further assistance and/or referral to a contracted nonprofit legal service provider. While some complaints will not meet the criteria of an MRL violation, the MRLPP may still be able to provide assistance, information and/or resources.

I rent my mobilehome and am a tenant. Can I submit an MRLPP complaint?

Only manufactured and mobilehome homeowners can file a complaint through the MRLPP. Tenants who rent their home from a manufactured or mobilehome homeowner are protected by the MRL and may choose to pursue a civil action, but at their own expense. However, the MRLPP may still be able to provide assistance, information, and/or resources.

The Mobilehome Residency Law Protection Program cannot arbitrate, mediate, or offer any legal advice. Participation in the MRLPP does not prevent you from seeking legal advice from a licensed attorney or legal aid provider, or from contacting local officials for assistance.



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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. GSMOL is a nonprofit corporation with an IRS 501(c)(4) charitable tax exempt status.

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He was waiting for me by my mailbox - an elderly gentleman with a British accent. I had moved into my mobilehome but didn't have any of my furniture yet except a mattress to sleep on. I thought: How nice - one of my neighbors is here to greet a new resident in the park.

The first thing he told me, besides his name, was that there is a great statewide organization called GSMOL that helps mobilehome owners stand up for their rights, and that our park has a GSMOL Chapter, and the meeting is next Tuesday night. I went to the meeting, and they elected me Secretary. (Nothing like hitting the ground running!)

This was almost 23 years ago. Of course, I would have found out about GSMOL in due course, but it has always impressed me that this gentleman, Derek Cole, who was our Chapter President, came to welcome me before I had even completely moved in.

I've been delighted to see this kind of welcoming spirit among the people who volunteer for GSMOL.

It demonstrates one of the greatest values of GSMOL... **communication.** We reach out. We find the people who need help, and we talk to them, and we talk to their neighbors. We form Chapters to help our members stand together against injustice in their park. We gather our members together within city and county jurisdictions to campaign for rent stabilization in their city or county and to elect city, county, and state officials who will fight for our rights. We follow the marching orders of our lobbyist to promote valuable legislation at the Capitol.

Communicating with other mobilehome owners, you can share information, issues and ideas. A park Chapter begins with a few neighbors who join GSMOL and start bringing others in. The Chapter leaders may eventually start "thinking outside the park" and might want to connect with members in those parks, perhaps to invite them to their meetings. Someone in the Chapter may want to help organize that - it is easier now that we can meet by Zoom and telephone - and may eventually decide to become an Associate Manager, a GSMOL leader who works with the parks in a particular area like a city or a part of a county. All of this increases GSMOL's ability to be effective in what we do.

Of course, everyone who joins GSMOL supports us whether they are "active" in GSMOL or not. You can benefit us even if all you do is read your *Californian* (and our [website](http://www.gsmol.org), if you are online) and stay informed. An educated public is the best defense against injustice. (That sounds like a quote from somebody famous, but I don't know who.)

But hey...if you notice someone moving in down the street, why not go over and welcome them and tell them about GSMOL? Who knows, that person talking with you by the mailbox may become GSMOL Statewide President someday.

THANK YOU for supporting GSMOL!

The 2024 Legislative Session will end August 31 when all bills passed by both houses will be submitted to the Governor for his signature. This session GSMOL's Legislative Action Team (LAT) read, discussed, and determined the position GSMOL would take for over 20 bills. Our lobbyist met with legislators and their staff. LAT members gave testimonies at the capitol. Decision-makers learned why a specific bill would benefit or harm mobilehome residents and with some bills, amendments were written to improve the outcome for mobilehome residents. Your GSMOL dues fund this much needed effort by our lobbyist and Corporate Counsel.

All GSMOL Chapters designate a Legislative Contact (LC) whose role it is to inform park residents of GSMOL's legislative activities and to communicate residents' concerns to the LAT. When the legislators are in session LC's meetings are usually held weekly on Saturday mornings. They meet remotely with LAT members, our lobbyist and at times with GSMOL's Corporate Counsel. They are called upon to engage residents in contacting specific legislators to communicate GSMOL's position on specific bills. Know who your park's LC is and please assist them when called upon to help. Working together we are stronger and can make a difference.

The status and full text of all bills listed below can be accessed via [CA Legislative Info](#). There you are able to search by a bill's number or author. To receive GSMOL Legislative E-Blasts click here [Legislative E-Blasts](#).

GSMOL Sponsored Bills:

The LAT identifies and recommends solutions to improve the living conditions of mobilehome residents for possible legislative action. Our lobbyist and Bruce Stanton, GSMOL Corporate Counsel, work with select members of the legislature to create a bill's language. The following are bills that GSMOL is either sponsoring, supporting, monitoring, opposing, or that have died.

AB 2022 (Addis) Emergency Preparedness

This bill adds to existing law additional requirements to the emergency preparedness plan MHP owners/management must adopt before issuance or renewal of a permit to operate. The bill would require an enforcement agency to ascertain

compliance with those provisions. Violations not corrected within a determined time are subject to penalties and if warranted, a refusal to issue or renew a permit to operate. [Read bill text and status here.](#)

SB 1408 (Roth) Vehicle Removal

This bill would prohibit management from removing a vehicle used or required by the homeowner for work or employment, or which advertises any trade or services on the vehicle, from a homeowner's or resident's driveway or designated parking space. [Read bill text and status here.](#)

GSMOL is Supporting:

These are not GSMOL bills, but have been deemed by the LAT to be supportive of GSMOL's mission to improve conditions for mobilehome residents.

SB 1190 (Laird) Solar Installations

This bill would make it unlawful for park management or owners to prohibit or restrict a homeowner or resident from installing or using a solar energy system on the home or the site lot or space on which the mobilehome is located, or to take other specified actions in connection with the installation or use of a solar energy system.

[Read bill text and status here.](#)

AB 2373 (Rendon) Evictions During PTO Suspensions

This bill would prohibit a tenancy from being terminated and a notice of termination from being issued during the period of any suspension or expiration of a park's permit to operate.

[Read bill text and status here.](#)

AB 2387 (Pellerin) Additional Lots

This bill would authorize an owner of an existing mobilehome park to add additional lots, not to exceed 10% of existing lots. Author accepted GSMOL submitted amendments.

[Read bill text and status here.](#)

AB 2399 (Rendon) Park Owner Provision of MRLPP to Homeowners

This bill would require park owners/management to provide information regarding the Mobilehome Residency Law Protection Program (MRLPP) to mobilehome residents. The MRLPP requires Housing & Community Development (HCD) to provide assistance in taking complaints and to help resolve and coordinate the resolution of those complaints that are related to the Mobilehome Residency Law.

[Read bill text and status here.](#)

GSMOL is Monitoring:

In their current form, these bills have the potential for GSMOL support or opposition. Our position may change if amendments are accepted.

(continued on next page)

GSMOL is Monitoring: (cont.)

AB 661 (Patterson) Utilities/Electronic Communication

This bill would authorize management, upon consent of the homeowner or resident, to provide notice of an interruption in utility service through electronic communication, as defined.

[Read bill text and status here.](#)

AB 1886 (Alvarez, D) Housing Accountability Act

This bill addresses the determination of substantial compliance with the Housing Element Law. [Read bill text and status here.](#)

AB 2247 (Wallis) Notice of Violations

This bill will make changes to the content and timing of a notice of an MRL violation to a mobilehome resident as well as to the owner or operator of the park. GSMOL has concerns that the proposed language changes to the MRL could potentially harm mobilehome residents.

[Read bill text and status here.](#)

AB 2584 (Lee) Corporate Ownership

This bill would prohibit a business entity that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an interest in another single-family residential property and subsequently leasing the property. [Read bill text and status here.](#)

SB 1108 (Ochoa Bogh) Violation Notice

This bill would revise language in the MRL to include requiring the enforcement agency to be responsible for exhausting all administrative and legal recourse against a resident who fails to correct violations. GSMOL has concerns that the proposed language changes to the MRL could potentially harm mobilehome residents.

[Read bill text and status here.](#)

SB 1201 (Durazo, D) Beneficial Owners

This bill requires corporations and domestic and foreign limited liability companies (LLCs), beginning January 1, 2026, to report information about their beneficial owners, as specified, on periodic reports that those business entities are required to file with the Secretary of State and that are made available to the public.

[Read bill text and status here.](#)



GSMOL is Opposing:

Concerted effort by GSMOL to defeat the passage of a bill.

AB 2291 (Alanis) Mobilehomes

This bill is an effort supported by MHP owners to interfere with the operation of the MRLPP, a program that provides HCD assistance (including access to free legal assistance) to MH residents faced with MRL violations in their park. GSMOL was instrumental in establishing the MRLPP as law and is resistant to interference with its operation.

Bills “Dead” This Year:

These bills were defeated in committee or pulled by the author and will not be put to a vote by the legislature during this legislative year.

AB 1035 (Marasutchi) Rent Caps

This bill was sponsored by GSMOL and we are disappointed that our efforts were thwarted. GSMOL will continue to direct resources to protect MH residents from unreasonable rent increases.

AB 1095 (Patterson) Solicitation Contract

This bill would have excluded a specific type of “home solicitation contract” from existing law. GSMOL was monitoring this bill.

AB 2539 (Connolly) Right of First Refusal

This bill would add to existing law and grant a park residents’ organization a right of first refusal to the sale of a mobilehome park. GSMOL was in support of this bill.

AB 2977 (Patterson) Subdivisions

This bill would exempt the review and approval, conditional approval, or denial of a subdivision for a manufactured home development project from CEQA if the project satisfies specified conditions. GSMOL was monitoring this bill and submitted amendments to the author.

AB 3200 (Hoover) Transfer/Water Systems

GSMOL asked for clarification and presented concerns to the author of this bill.

SB 1095 (Becker) Gas Conversions

GSMOL took no position.

SB 1052 (Seyarto) MRLPP

This bill was strongly opposed by GSMOL. Our efforts were successful in killing this bill.

SB 1212 (Skinner) Purchase, Acquisition, and Sale of Housing

This bill would impose restrictions on home purchases by real estate investment trusts. GSMOL was monitoring this bill.

These are GSMOL’s positions effective 6/25/2024 and are subject to change as bills change. For the most timely updates and details, visit [GSMOL.org](https://gsmol.org) and sign up for the weekly bulletin, “This Week at the Capitol.”



2024 Election Results



Meet ANNE ANDERSON GSMOL's new President

First thing you notice about Anne is that she has a soft voice. She is a peacemaker! Not to be fooled! This is coupled with a steady authority that commands respect earned during her many years' experience working in the field where she learned the nuts and bolts of how to get things done in the mobilehome arena.

Anne began her leadership path as a local GSMOL Chapter President, rose to become Associate Manager, then Region 8 Manager, before she won a seat on the GSMOL Board of Directors as the newly elected state Secretary in 2015 followed by election to Vice President of Zone B-1 in 2017. During her 9-year tenure on the board, she gained broad experience as chair of multiple GSMOL committees: LAT (Legislative Action Team), Membership, Conference, Communications, Website and Leadership Committees. Her background in technology qualified her to manage the GSMOL website and be part of the team that is implementing NEON, (see article on page 11) which will revitalize GSMOL's infrastructure and allow us to respond to our members more effectively. She sits on the Board of Directors of the Ed Fund (GSMOEF), our companion non-profit 501(c)(3) which provides grant funding to support the work of GSMOL. In Anne's words, *"Two of the most important functions of GSMOL are educating manufactured-home owners to know their rights and helping them work together to support each other and solve problems"*.



Meet MARY JO BARETICH GSMOL Vice President of Zone C

Mary Jo's career path was as an Aerospace Engineer working for Northrup and Boeing. In 1983, she moved into her mobilehome in Huntington Beach and immediately began harnessing that expertise to be an advocate for manufactured-home owners. In the 40-plus years since, she has established a lengthy leadership record. Since 2012 she has been Vice President of Zone C with responsibility for overseeing mobilehome problems and opportunities in the greater Los Angeles, Orange, and San Bernardino Counties. She has been a past GSMOL State President as well as President of her local GSMOL and HOA chapters. For 10 years she was the editor of The Californian from 2012 to 2022. In her community she is Advisor to the Mobile Home Residence Coalition. Mary Jo is also President of the Ed Fund, which has secured over

\$80,000 in grant funding to support the work of GSMOL. In everything she does, Mary Jo's purpose is to "educate homeowners on their rights and show how GSMOL can help achieve this goal."



Meet SHELLY PARKER GSMOL Treasurer

The person who is handling GSMOL's financial future has turquoise hair, is a former hippie, has Buddhist influences and is a fiscal conservative. In 2017, using her experience handling the financial affairs for multiple small companies, Shelly stepped up to lead GSMOL's commitment to extreme fiscal restraint to successfully bring GSMOL out of debt inherited from a prior administration. Since then, she has imposed stringent accountability so that we remain on stable financial ground. She recently expanded her voice when she was appointed to the Housing Commission in the City of Oceanside to represent mobilehome residents' interests. She also dips her finger into the local pie by serving as Member-at-Large for her park's GSMOL Chapter and Treasurer of their HOA. In all her endeavors, Shelly's goal is to *"help GSMOL grow with the everchanging financial, social and technological world we live in."*



Meet CAROL BRINKMAN GSMOL State Secretary

Formerly a quiet, almost-invisible resident in a mobilehome park, Carol Brinkman grew her warrior wings when the park owner tried to double her space rent in 2015. With GSMOL providing the template for action, she became a foot soldier and emerged as a leader in her park's two successive (and successful) fights against the assault on her city's rent control ordinance which was followed by a punitive attempt to convert her senior park to an all-age park. Through these trials by fire, an activist was born! Carol stepped up to run for President of her local El Nido GSMOL Chapter and Vice President of the HOA. When GSMOL asked her to fill the vacant position of state Secretary in 2017, she accepted and has been elected to the position two times since. According to Carol, *"The corporate minutes are our members' window into the work and decisions of the GSMOL Board of Directors and become a permanent historical record. I am committed to the integrity of the minutes so the window through which current and future members view our performance is informative and accurate."*



2024 Election Results

Why Do the GSMOL Bylaw Amendments Matter?

Bylaw #1: Makes a significant change to GSMOL's legislative committee, the LAT (Legislative Action Team). This is the Committee that evaluates and determines the bills GSMOL will sponsor each year then recommends the actions we take to pass those bills. The goal of this bylaw amendment is to ensure that the voice of all geographic areas of California are represented on the LAT committee. It recognizes that the needs of rural communities differ from those who live in urban areas. The needs of a desert community differ from the problems in a coastal or mountain community. The issues of those in the north are different from those in the south and the issues seniors

face are different from the issues of young families in all-age parks. It ensures comprehensive representation by mandating that the LAT Chair endeavor to include at least one committee member from each of GSMOL's six Zones. In the absence of a viable committee member from a zone, the Zone VP will serve on the LAT Committee. The amendment passed overwhelmingly!

Bylaw #2: This bylaw amendment changes a single word. It replaces Membership "Chairperson" (MC) with "Coordinator." Coordinator better explains the function of the person in charge of growing membership in a local GSMOL Chapter. The amendment passed!

GSMOL's 5-for-5 Rewards Program

Earn \$5 by signing up 5 new GSMOL members! The "\$5 for 5" program has returned! This is a great activity for Chapters, but individual leaders and members can participate as well. Just get 5 people to apply for membership in GSMOL (either through our paper form or on the website), then fill in the \$5 for 5 form and send it to the GSMOL Office, and you will receive a \$5 reward! This applies to NEW memberships only, not renewals. The form is below or you can download it using this link:

<https://www.gsmol.org/wp-content/uploads/2024/05/FORM-260-5-for-5-REV-05-2024.pdf>

FIVE FOR FIVE REWARDS PROGRAM

APPLICATION FOR REWARD

(New members only—no renewals)

Mail completed form to the home office, or email gsmolgoldenstate@gmail.com

Please fill in new members' names, park, space number, and when they joined below and mail to 14802 Beach Blvd., La Mirada, CA 90638 or email to gsmolgoldenstate@gmail.com. After verifying by the home office, a \$5 reward check will be mailed to the individual or chapter named at the bottom of this form. Please send in all new membership applications as soon as you receive them. Do not hold them for this program. This program only requires that you keep track of who they are and list them on this form. PLEASE PRINT.

(Those who have signed up for the Individual Plus Second Person in Household Memberships count as TWO people)

PARK NAME _____ CITY _____ CHAPTER NO. _____

NEW MEMBER'S NAME

SPACE NO. MONTH AND YEAR JOINED

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please send \$5 reward check to:

Name Address

(Note: If the reward is going to a chapter's treasury and the chapter does not have a bank account, the check should be made out to and mailed to a chapter officer. The officer can then cash the check and put the money into the chapter treasury.)

ATTACKS ON MOBILEHOME RENT STABILIZATION

What Might Happen (or is Already Happening) to Your Park?

By Deane Sargent

Some of the GSMOL Board of Directors think California's mobilehome park rent stabilization ordinances (RSOs) are under attack. They are right! They have asked me to write a three-part article on the situation. Part 1, "What is Going On?," was published in the last edition of the Californian. If you missed it you can find it on the GSMOL website at gsmol.org. This is Part 2, "What Might Happen (or is Already Happening) to Your Park?." Part 3, "What You Can Do About It?," will be in the next issue.

My name is Deane Sargent, and I am a finance guy who helps resident groups purchase their mobilehome parks. I'm not an attorney (no legal advice or judgments here), but I have been called as an Expert Witness for residents in rent control disputes (meaning I hang around with attorneys). These are my opinions and do not represent the position of GSMOL, or any attorney, for that matter.

WHAT MIGHT BE GOING ON IN YOUR PARK? THE BIG PICTURE!

As I have worked with resident groups over the years, I have found that most folks who live in mobilehome parks just want to live their lives – work their job, take care of their family and have, what I call, 'quiet enjoyment of their lifestyle.' Unless someone was 'scammed' when they moved in, residents bought their home, knew the park rules, knew that there was an RSO, and knew what their site rent was and what it was expected to be in the future. They got to know their neighbors and became part of the community.

SOMETIMES...THINGS CHANGE

Maybe the park owner dies and the kids want more money. Investors show up with bags of cash, and suddenly there is a new sheriff in town who wants to 'improve' the revenue of the park. Or sometimes an opportunistic attorney whispers in the ear of a greedy park owner that he could be making much more money and then shows him how to do it.

So, what does the owner do? Well, he basically has three (3) options:

1. He can recognize that he made a brilliant investment and keep everything the same, working within the guidelines of the RSO (ha, ha)!
2. He can attack your RSO to try to make more money.
3. He can try to 're-position' the park or convert his land to another 'higher profit' use so he can make more money.

The owner will likely ignore option 1, but, with options 2 & 3, along with his lawyers and accountants, will begin a program of increasing his revenue. Remember however, when owners are dealing with RSOs, they know they will have to appeal to some RSO authority to get their approval if they want to increase rents beyond what the RSO allows. So, the game they play with the RSO authorities is to **INCREASE EXPENSES AND DECREASE REVENUE!** You might say, that's some neat trick – increase the park owner's 'real' revenue, while showing the RSO authorities that the revenue 'declined.' How does the owner do that?

ATTACK THE RSO

The owner (and his attorneys/accountants) want to make everyone (you, the RSO authority, the local media) think that he is a 'good' guy, just trying to provide quality affordable housing. His initial move can suggest his plan (Attack vs. Reposition). For example, if he throws a little money at the park entrance (curb appeal), fixes the streets cosmetically, and touches up the landscaping, he may be positioning the park for an attack on the RSO. Now that everyone feels good about the situation, the owner, and his attorneys/accountants, will study the RSO and make a claim that he isn't getting a 'Fair Return' on his investment, ignoring the fact that he just bought the park at what he probably told his investors was a 'great deal', with an outstanding rate of return. (Making this case to his investors justifies the park owner's fees and proves to his investors what an astute businessman he is.) There are many ways a park owner can attack the RSO by claiming he is not getting a fair return on his investment.

ATTACKS ON MOBILEHOME RENT STABILIZATION

What Might Happen (or is Already Happening) to Your Park?

By Deane Sargent

The game is to assert his expenses are not in balance with, or they even exceed, his income.

- He may try to 'pass-through' the increase in property taxes resulting from the purchase of the park. Some RSOs allow this, and some do not.
 - He may make the claim that depreciation (a non-cash item) and mortgage interest on the loan he used to buy the park should be allowed as deductions to show he isn't getting a fair deal. Most RSOs don't allow these costs when determining a fair return.
 - He may attempt to 'remove' income from the RSO analysis (and 'build up' expenses). Usually, the RSO states that ALL income from park operations must be included in the RSO analysis. This presents the owner with a challenge. He wants to reduce income for the RSO analysis but retain or increase his income in reality (and for his investors). The solution for the park owner is to, maybe, play 'hanky-panky'. He might do this by working with 'affiliated companies,' which the park owner controls. For example, if the management company (MC) is controlled by the park owner, he can inflate the management fee and bill separately for services normally included in the management fee. The effect of this is to pad the owner's pocket at the management company, while increasing expenses for RSO purposes. He may also acquire homes in the park, transfer title to them to another affiliated company, fix up the homes (booking the expenses to the park for RSO purposes), and sell the homes through the affiliated company showing NO profit in the RSO operations.
 - To subvert the RSO, he may try to acquire homes in the park, often by interfering with homes sales causing the seller to give up and practically 'give' the home to the park owner for peanuts, who then rents the home for an amount far in excess of existing rent control, since a home owned by the park is not under rent control. But, you might say, this only increases his income, why would he do this?
- Because, as noted above, he can transfer the title of the home to an affiliated company and show EVERYTHING on the affiliated company books. If he is already committed to the 'hanky-panky' process, the RSO authority will never know.
- He might also manipulate site vacancies to falsely claim lower revenue.
 - He might book the rentals of park-owned homes on the records of an affiliated company. [Note that 'hanky-panky' could present the park owner with (really) big problems in other areas. If he is removing income from park operations, the RSO folks may never know. However, as a non-attorney layperson, I would call that "fraud." However, he probably has to somehow return that revenue to the park books for purposes of reporting to his investors. If he DOES return the revenue, he may be 'admitting' to fraud with regard to the RSO. If he DOES NOT return the revenue, he may be in violation of the Securities & Exchange (SEC) regulations and committing fraud on his investors. That could destroy his entire multi-park business. In addition, depending upon how he reports the income, he could be committing tax fraud, and have to deal with the Internal Revenue Service (IRS). That all, of course, is why park owners pay lots of money for attorneys and accountants.]
 - When the affiliated company sells the homes in the park to new, unsuspecting residents, the management company, controlled by the owner, may convince the new home owner ('scam' alert) that ONLY a higher rent is available, NOT the RSO rents associated with that site.
 - Some park owners have multiple parks, some in rent-controlled areas and some in non-rent-controlled areas. Because he can get vendor quotes covering multiple parks, he can get a better deal, but he has to allocate those costs among all the 'covered' parks.

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ATTACKS ON MOBILEHOME RENT STABILIZATION

What Might Happen (or is Already Happening) to Your Park?

By Deane Sargent

- He may attempt to increase expenses in the 'RSO covered park' by allocating expenses, such as insurance, park maintenance labor, park equipment, etc., from other parks he owns that are in non rent-controlled areas. That increases expenses for RSO purposes and increases income in the other parks, not subject to an RSO. Hard to detect and hard to prove. The only folks who are harmed are the RSO tenants (oh ya, and his investors).
- He can ask for a Vega adjustment. Many years ago, there was a guy in Los Angeles named Vega, who owned a park. He didn't raise site rents for years. Then, a RSO was passed, and Vega realized his low site rents would be locked up forever. So, he sued for an adjustment and won. Although his situation was really unique, every park owner's attorney in the State leaped on that court decision like flies in a dog park. NOW, your park owner may seek a "Vega" adjustment. To anyone other than attorneys, this is a bogus argument that, 20 or so years ago, when the RSO was adopted, YOUR park's rents were too low. In the owner's opinion, this requires a RSO adjustment, including inflation, to make up for the rents he didn't charge. It doesn't make any difference that he didn't apply for a Vega adjustment sooner, or that the money NOT collected over the years really belonged to the prior owner. He will get an appraiser and his accountant to make his case. Go figure.
- OR he might try ALL this stuff, like a demented chef throwing spaghetti against the wall, hoping something will 'stick' with the RSO enforcement agency or, at least, confuse everyone, so the owner gets awarded something.
- Finally, remember, if the park owner prevails in an RSO action and gets 'something,' even a little bit, the owner will also attempt to have the residents pay HIS legal fees. He will try to get a 'pass-through' so that every resident pays something every month for the owner's

attorneys/accountants. That's like the Ol' West – "I'ma' gonna' hang you in that thar tree, but you gonna' have to pay for the rope."

RE-POSITION THE PARK

"Re-Positioning the Park" is the current MH Industry phrase for trying to change the character and/or residents in the park for more revenue. The closest non-MH analogy is the outdated (I think/hope) military concept: "We had to destroy the village in order to save it." That may have been great for the folks doing the destroying, but not so great for the villagers. At this point, you can't really be sure of his plan – does he just want some of you gone? Or does he want to vacate the park and build a shopping mall? (Check your park zoning as to what is allowed. Also, check in with your city to determine their attitude.)

- The first indication that the new owner is trying to 're-position' the park is that he will do NOTHING. (Why do 'something' when you are just going to run it into the ground.)
 - The entrance won't get cleaned up, the signage won't get changed, the park phone numbers won't get corrected, trash pickup will be shoddy, maintenance will be spotty and slow.
 - There might be a new park manager, possibly on 'work release.'
 - There might be a program of intimidation to get folks to leave, such as notices that the park is being converted from a '55 & Older Senior Park' to an 'All Age Park,' arbitrary rule changes, notices to residents to fix up their unit (he doesn't really want them fixed up; he wants to scare you), eviction notices sent about minor infractions, new rules about pets (how big they can be; when and where you can walk them.)
 - Vacant homes will be acquired cheap, and often moved out and not replaced.

ATTACKS ON MOBILEHOME RENT STABILIZATION

What Might Happen (or is Already Happening) to Your Park?

By Deane Sargent

- There might be little or no attempt to 'market' the park to new residents. Site vacancies are 'good.'
- He might lock down the club house. The pool, if any, might be allowed to become a 'wetland.'
- He might change/enforce the rules about parking, including towing vehicles.
- Any infrastructure issues (water, sewer, electrical, streets, etc.) will be, essentially, ignored.

So, what's the plan now? He may, after running off some folks, start bringing in new homes, fixing up the entrance, changing the signage, etc. to attract new residents more suitable to his vision. Or he may throw himself on the mercy of the city/RSO and plead that the park is 'dying' and needs to be closed (shopping mall). Or he may blame the conditions in the park on the RSO and demand

changes to benefit his investment. He may declare bankruptcy to further complicate the issues.

In Part 3, we are going to discuss what you might be able to do about all this!

IMPORTANT NOTE: If you already have an RSO, get yourself a copy of it and READ it. Find out who in your local government administers the mobilehome park RSO. Get to know them and figure out what support you might be able to get from them.

If you don't have an RSO, locate your Regional GSMOL representative (list on page 18 of this *Californian*). Contact them and find out how you can work toward one in your area.

Deane Sargent is the Managing Principal at PMC Financial Services, Medford, Oregon (deane.f.sargent@gmail.com)

Update on the Insurance Crisis in California

The California Department of Insurance (DOI) is acutely aware of the crisis in the reduced availability of homeowner's insurance in our state. Insurance Commissioner Ricardo Lara recently unveiled the most significant insurance reform in 30 years. It provides strong regulations to prevent overcharges and unfair underwriting practices. It includes regulatory text outlining commitments insurance companies must make in their ratemaking.

Under Proposition 103 enacted by voters in 1988, insurance companies are legally free to choose where they will write policies in California. As a result, insurance companies are writing fewer and fewer policies in areas deemed risky, especially with the continued threat of climate change and increased fire risk. Under Commissioner Lara's plan, insurance companies must write more policies. Companies are also required to take into

account wildfire mitigation efforts and even includes a first-ever wildfire risk map showing where insurance companies need to write more coverage. This most affects residents in areas with wildfire risk where the California FAIR Plan has become the only option for insurance, not the last resort as it was intended.

The FAIR plan provides *basic* insurance coverage for high-risk properties in California when coverage from a traditional carrier is not available. It is designed to be a *temporary safety net only!* After many insurance companies bailed out of California after the Northridge earthquake, the state also offers earthquake insurance called CEA, California Earthquake Authority. You purchase both from an insurance broker, not directly from the state.

Consumers can call 1-800-927-4357 with any questions. Their website is: www.insurance.ca.gov



I think I represent many GSMOL members in that I know absolutely nothing about the new Neon technology that GSMOL is moving to. In fact, I am feeling intimidated about changing to something different from my old familiar ways of doing things. I have been told the implementation of Neon will be a foundational change to the way GSMOL does business, so I decided I'd better get to know Neon. I went to the source, Bill Seaton. He is the Chair of the Technology Committee which researched, recommended, and oversaw the many-month implementation of Neon. These are his answers to my questions:

Q: What exactly is Neon?

A: Neon is software that will allow GSMOL to manage its relationship with our members! And do it better!

Q: How will Neon better manage GSMOL's relationship with its members?

A: Through the years, GSMOL has adopted many disparate technologies to get the job done. Neon will allow for seamless integration of GSMOL's web system, office system, accounting system, and member communications, with the future possibility of incorporating the GSMOL Store and website onto the Neon platform. GSMOL currently runs its operations using what can best be described as a "hodge podge" of systems. There is a Microsoft Access database that houses the membership and payment database, MailChimp is used for email, the website runs on a separate MemberPress platform, accounting is handled through QuickBooks - *and none of these systems is integrated, user friendly, or cost effective!* The organization currently spends inordinate amounts of money to manage and maintain these systems, requires countless volunteer hours to complete manual processes, and utilizes paid office staff for rote functions that are easily automated. Neon will automate much of what we do manually. It can notify members when they are late in renewing. There's a member portal that is customizable. Most significantly, GSMOL can train volunteers to be administrators, resolving the problem of a 'single point of failure' that exists within our infrastructure today.

Q: What else can Neon do?

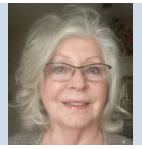
A: It offers a variety of tools to fully automate member management to capture new members, automate the membership renewal process, handle volunteers, send out email, customize reports, provide analytics, promote events, marketing, fundraising and grants. It provides a highly customizable member portal for each member, chapter, and leader. It is designed specifically for non-profit organizations like GSMOL.

Q: What are the negative impacts of moving to NEON?

A: Less technical GSMOL leaders may be resistant to some of the changes while on the learning curve. GSMOL's current system is based on centralized control in the office. The new system will encourage more local control, but leaders who are used to having the office perform certain tasks and functions may find the new system challenging. Trainings will be provided. Another drawback will be if we need a major overhaul of our system down the road. We lose control of underlying hardware and data base software and can no longer simply call our long-standing IT man, Jim, in the office to band aid a problem. We might have to engage NEON personal, and it could be costly.

Q: Can GSMOL afford NEON?

A: Yes. Just the ability to automate membership renewals will save us much money. Currently we print the renewal notice, trifold and stuff it in an envelope, lick a stamp and take it to the post office, with an ongoing, and increasing, cost in labor, time and dollars. NEON will free us from manual data entry that takes up much of our time and labor costs. A generous \$4000 grant from the Ed Fund (GSMOEF), offset much of the implementation costs. There is a monthly fee of \$219, which is affordable since our increased efficiency will translate into dollars saved. We estimate our ROI, Return-On-Investment, will be just over one year, with ongoing cost savings estimated to be approximately \$6,000 per year. And the productivity gains for the organization, specifically within the volunteer sector, are immeasurable.



Q: What differences will I see as a member?

A: It will be easier to join. Easier to renew. Immediate email acknowledgment of receipt of money paid. Easier to communicate with your leaders. And your leaders will have more time to help you with local park problems. And more time to advocate for passage of the bills in Sacramento into state law to protect you as a resident of a mobilehome park. Members will have access to a “portal” with events, products, reports, and much, much more.

BILL SEATON is Chair of the NEON Committee which has overseen the implementation of NEON. He is GSMOL Vice President of Zone D, which

covers San Diego, Imperial, and Riverside counties. He is also President of his park’s local GSMOL Chapter, and a member of their Good Neighbors Volunteers Group. After a 22-year career in Information Technology, Bill decided, mid-life, he wanted to go to college! Four years, and several scholarships later, he graduated, with honors, from UC Riverside’s School of Public Policy with a BA and was recognized at graduation with awards for both Outstanding Achievement and Humanitarian of the Year. He holds Associate Degrees in Political Science, History, Philosophy, Liberal Arts & Humanities, and Liberal Arts & Social Sciences. He lives in a senior park with his mom, and they have a boisterous little dog named Bella who frequently interrupts our Zoom meetings.

Townhall Meeting Featuring Bruce Stanton

June 2024

By Carol Brinkman GSMOL State Secretary

June 1, 2024, GSMOL members from across the state attended a Zoom Townhall featuring Bruce Stanton, GSMOL’s Corporate Counsel. Bruce began his presentation by updating us on the status of the two bills GSMOL is sponsoring this year. **AB 2022** (Addis) strengthens a park’s responsibility for emergency preparedness and requires a park owner to attest to compliance under penalty of perjury and possible denial of his permit to operate if there isn’t compliance. **SB 1408** (Roth) prevents management from removing a resident’s work vehicle from the park when it has advertising on its side and is parked in the owner’s driveway. Both bills are progressing towards a final vote. He also updated us on several other bills of interest to mobilehome residents that GSMOL is monitoring.

The most eagerly anticipated part of the Townhall was the open Q&A when GSMOL members could ask Bruce questions relating to their personal mobilehome issues - and get free legal advice! Questions ran the gamut. Some examples: Can I put up a clothesline (maybe, with permission)? Can management charge us an extra \$5.25 month for the increased cost of their office supplies (no)? Can my manager impose safety inspections when I sell my house (yes on the outside of the home: no on the inside)? Who is responsible for maintenance of trees and driveways (depends - see MRL 798.37.5)?

To peruse details of Bruce’s answers to these and other questions, or to listen to recordings of past Townhall meetings, go to gsmol.com, sign into the Members area and click on Virtual Townhalls under the Quick Link menu.



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Interested? Contact JoAnne Ventre
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Interference With Mobilehome Sales

By Bruce Stanton,
GSMOL Corporate Counsel



For most mobilehome residents, the investment made in their homes is their most significant asset. When homeowners make the decision to sell their home, it is vital that the best possible sales price be received, so that the investment can be realized. A homeowner wants to be able to sell without interference from management, according to the rights guaranteed by the Mobilehome Residency Law (MRL).

The sale of a mobilehome “in place” requires park approval of the prospective buyer and that certain MRL-approved upgrades be performed. But the selling homeowner should be able to reasonably market the home and have the buyer’s application reviewed in a timely manner. Buyers who are clearly qualified should not be subjected to delays or rejections.

If a mobilehome is removed from the park as a condition of resale, it becomes worthless. To have any value, it must be sold “in place,” in its rented space, surrounded by the common areas, accessory structures and landscaping that has been improved by the homeowner. The ability of the homeowner to sell the home “in place” is thus paramount.

One of the areas of most concern to GSMOL and its members is that of “in place” mobilehome sales. While most parks follow the MRL and avoid interfering with efforts to sell, there are some who do not. Those park owners could have several motives for discouraging “in place” sales. They might prefer that older and less desirable single or doublewide homes be removed in favor of newer models. The ability to re-stock the park with newer homes could add value to the park owner’s property. Or they might want to create a vacancy, which will usually allow them to raise rents under local rent control. If the selling homeowner is prevented from selling and abandons the home,

that goal can be realized. And the park might end up gaining title to the home at virtually no cost, at which point it can be re-sold for a profit or rented out.

These are the most common “business” incentives which might prompt a park owner to frustrate or prevent sales, or attempt to require removal of a home at the time of resale. Residents thus need to be aware of their resale rights under the MRL.

Can a park owner require the removal of a home from the park at the time of resale?

The answer is: “Very seldom, if ever.” Civil Code [MRL] section 798.73 contains the limited conditions upon which a mobilehome can be removed from the park at the time of sale. In 1973 the legislature began to regulate a park owner’s ability to require removal of the home on resale; what mobilehome residents began calling “resale evictions.”

Early laws focused on the age of the home and in 1978 what was commonly referred to as the “17-year rule” was enacted. This placed any home more than 17 years old in danger of being removed at time of resale.

Due to the inequities of the law and the immobility of mobilehomes, in 1982 a new law was passed similar to what exists today. No longer would a home be required to be removed at time of sale solely based upon its age. Instead, an objective finding that the home is not safe is required, and the burden of proving this falls solely upon the park owner. *(Continued on Page 15)*





Interference With Mobilehome Sales (cont.)

Under the current law, a removal of a mobile-home cannot be required at the time of sale unless:

1. It is not a “mobilehome” as defined by law (i.e., it is a camper or RV unit);
2. It is more than 20 years old (or more than 25 years old if built after 9/15/71), is 20 feet wide or more and does not comply with Health and Safety Codes;
3. It is more than 17 years old (or more than 25 years old if built after 9/15/71), is less than 20 feet wide and does not comply with Health and Safety Codes; or
4. It is in significantly rundown condition or in disrepair and if the home violates health and safety, then the park owner may be able to require removal.

Unsafe homes should not be marketed to unsuspecting buyers, nor allowed to remain in the park if they could affect the safety of other residents. Such a finding would usually require an inspection by the Department of Housing [HCD], or some other licensed inspector, to confirm the violations.

The issue here is black and white; i.e., either there is a code violation or there is not. If the violations cannot be corrected, then removal on resale might be warranted.

The most suspect demands for removal are typically based upon number (4) above; i.e. that the home is “significantly run-down or in disrepair.” This subjective standard is almost NEVER successful, because the park owner has the burden of proof, and must use “reasonable discretion” in making such a finding.

Any resident who receives a written notice quoting this ground should immediately get their own inspection. If a licensed inspector finds that the home is in good or habitable condition with no code violations, it shall be very tough for the park owner to allege “rundown” or “in disrepair.” This is a subjective ground for removal which may depend upon expert opinion, so find a good

inspector.

If the park will not back down and allow the in-place resale, it could be liable for damages incurred by the selling resident for any lost sale or the proceeds thereof.

The condition of the home, not the year of its manufacture, is determinative. If a selling homeowner receives a written notice demanding the home’s removal, it is important to identify the specific conditions alleged, have them inspected and repaired, and then provide proof of same to management with a request that they retract the removal demand in writing. Should they refuse, the resident should contact an attorney as soon as possible.

Can a park owner require that upgrades be performed at the time of sale?

The answer is “Yes,” but there are limitations imposed by the MRL.

In order to prevent park owners from requiring that trees be removed or lawns and sprinklers installed as a condition of resale, Civil Code sec. 798.83 provides that management may not require any improvements or repairs to the park space or land itself, unless there is damage caused by the selling homeowner.

Section 798.73.5 further limits home upgrades to exterior conditions on the home itself which either violate a State or local law or which are required by the park’s rules or regulations.

Common upgrades that are allowable include repairs to unsafe steps, loose handrails, ripped deck carpeting, bent car-port awning supports, missing or dented skirting or removing oil from a driveway. A park owner cannot require repairs to the interior of the home.

Can a park owner refuse to accept a prospective buyer?

According to 798.74, a buyer can only be rejected if there is a history of failing to follow rules or regulations (i.e. previous “conduct-based” evictions and the like) or the buyer lacks “financial ability



Interference With Mobilehome Sales (cont.)

to pay the rent and charges of the park.” Of these two limited grounds, typically only the latter is seen.

Park Owners are entitled to run a credit report to examine whether the buyer has a history of paying bills on time. A bankruptcy, judgments or tax liens can be legitimate reasons for turning down a buyer, as is a history of many late payments on obligations. A limited number of late pays, especially if not recent, should not be enough evidence to reject a buyer.

Proof of income must also be provided, which typically involves bank records, W-2 evidence of earnings, or statement from the employer. Note that the buyer’s tax records cannot be demanded, although the buyer could choose to voluntarily provide them.

The MRL is silent as to how much income is sufficient. But the industry standard amongst most park owner seems to be that a buyer needs to show gross monthly income which is 3 times the amount of rent and utilities. Anything more restrictive is probably unreasonable.

The park owner must respond to a complete tenancy application within 15 business days of the date it is submitted, and the reasons for a rejection must be stated in writing. If the buyer is rejected, any fee collected to run a credit report must be refunded.

Can a park owner prevent me from marketing my home for sale?

The answer is “No.” A homeowner has an absolute right to sell, as long as the home meets Code and all reasonable upgrades are performed.

The park does have the right to require approval of a buyer, as described above, and may require that the selling resident submit a “Notice of Intent to Sell” form. At that time, the park should issue its own written Upgrades Request form to the homeowner and state in writing the amount of the rent to be charged to the new resident as required by 798.74.5.

798.72 also prohibits a park owner from requiring a fee to sell a home in the park.

Can the park require that my buyer sign a rental agreement?

According to 798.75, a rental agreement of some kind can be required in order to close escrow. Some local ordinances do not allow a park owner to demand execution of a rent-control-exempt lease which exceeds one year in length as a condition of tenancy approval.

Can I use signs or brochure boxes to advertise my home?

Absolutely “Yes.” 798.70 describes the size that signs can be, as well as where they can be located.

Can the park prohibit an “Open House?”

The law is unclear on this issue. According to 798.70, “open house” signs can be prohibited by park rules.

If there is no rule, then clearly one could be held. But 798.71 provides that management cannot prohibit the listing or sale of a mobilehome. Since open houses are typical sales techniques, it can be argued that they cannot be prohibited, as long as no signs are displayed to advertise the open house within the park.

Know your rights!

The moral of the story is familiar to mobilehome owners: ***Know your Rights and Stand up for your Rights.*** If you do, the chance that you will successfully market your home is greatly increased.

Should you experience any trouble in connection with the sale of your home, notify your local GSMOL leadership at once.

GSMOL Members: *If you have further questions on this topic or want to discuss possible violations of law in your park related to this topic, please contact your GSMOL go-to person, who may be a Chapter officer, Associate or Region Manager, or Zone Vice President. To find your go-to person, see page 18, or download our Who's Who page here [Download the Who's Who?](#)*

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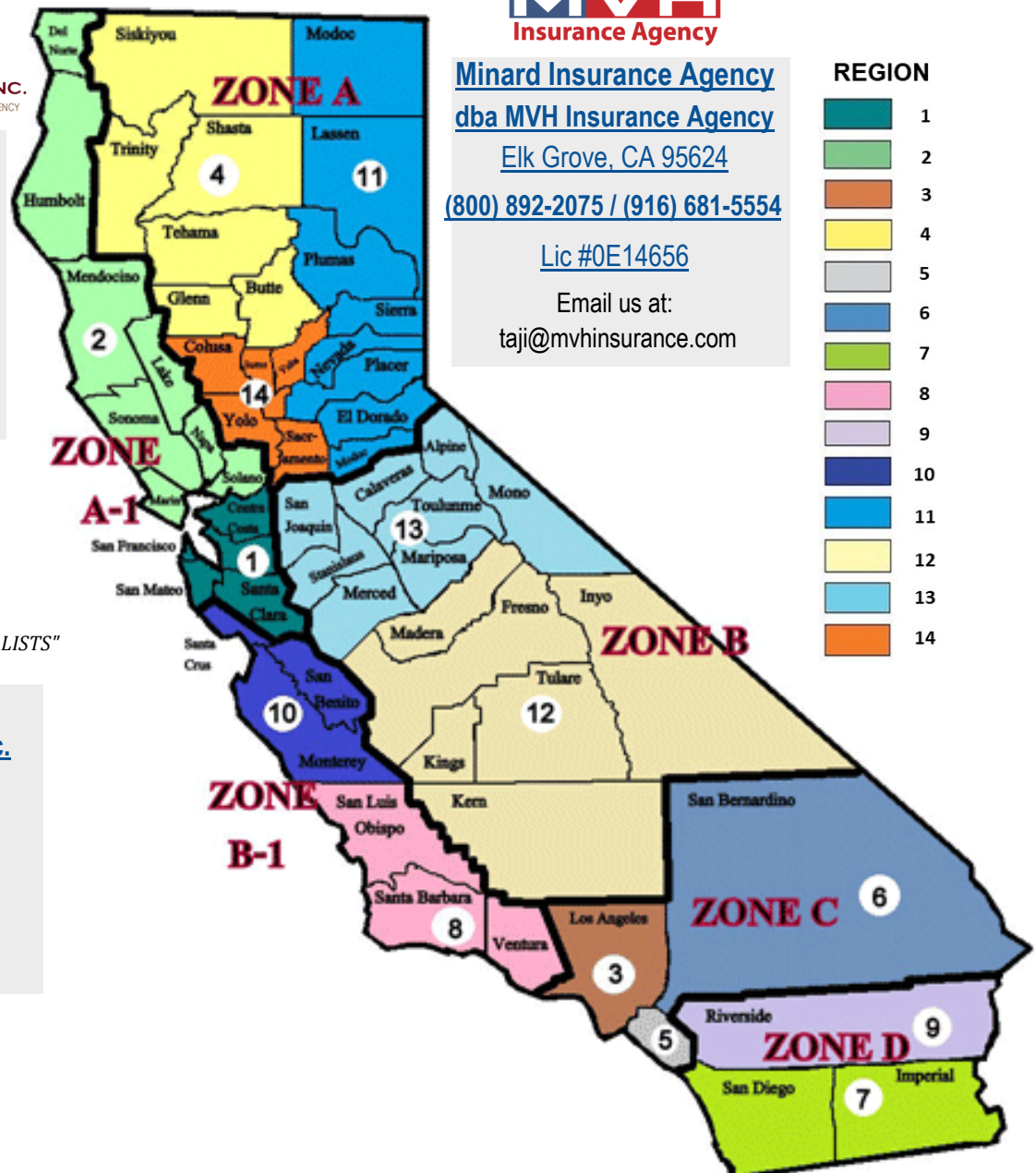


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ZONE B

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

REGION MANAGER

VACANT

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ZONE B-1

REGION 8

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Riverside County

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NEWS FROM THE ZONE

Every year, in December, *The Californian* publishes noteworthy accomplishments and issues from around the state. With so much going on already this year, accomplishments and issues in each Zone are being shared mid-year and then again in the year-end edition.

Zone A

By Linda Nye

Huge problems in Capital Estates MHP with the same manager again. She seems "out of control" again and residents can't understand how she has kept her job. A few are suing her separately in small claims court. I am meeting with two members at my home to go over the entire file I have on this park to try to figure out the next steps. Bruce Stanton has sent letters to the park's attorney, but several of the residents' concerns have yet to be addressed.

We finally think we may have a plan but will know more within the next week. The homeowners are frustrated and disappointed with how HCD has handled things.

In Granite Bay, more is going on. The septic system is old and pipes are bursting "throughout the park" per residents and management. Management's fix is to have trucks come in and move the waste that is coming up in the streets to reservoir tanks at the back of the park, directly behind residents' lots. One resident has had the waste come up into her bathtub, toilet and sink.

Park residents have called in HCD and Placer County Environmental Health and based on their lackluster response, the impression is that they don't think it's currently a big problem. The residents do not feel that way and we had a ZOOM call with Bruce Stanton very recently to figure out how to tackle this. Per Bruce Stanton, THIS IS A BIG PROBLEM. More info to come later.

Zone A-1 Report

By Martha O'Connell, Regional Manager

A campaign begun by Regional Manager Martha O'Connell in 2015 ended nine years later when the last 30 Mobilehome Parks in San Jose were rezoned as Mobile Home Park. While this does not prevent a Park from closing, it does make it more difficult.

The GSMOL Chapter in Niles Canyon has been rebooted with a slate of new officers.

By Betty Hautzenrader, Associate Manager

Attended the recent court case on the second lawsuit toward the city of Petaluma by park owners; awaiting the decision. The first lawsuit by owners was dismissed.

Attended a GSMOL meeting at Petaluma Estates MHP.

Royal Oaks MHP just had a get-together for residents to attempt to get more people to sign up for HOA as well as GSMOL. Ann Colichidas did a presentation on 60 years of GSMOL. Unfortunately no new residents attended. However, several residents who are GSMOL members who still work were able to view the presentation.

By Hilary Mosher, Regional Manager

On June 18, 2024 the Chico City Council voted 3-2 NOT to move forward with a rent stabilization ordinance. WMA representatives and park owners (BoaVida) stated information we do not agree with during public comments prior to the vote. Four park residents and one advocate did their best to explain the dire need, to no avail. The new plan is for park residents to become involved in upcoming city council elections to support those candidates who will support preserving affordable housing and SRSOs

The City of Petaluma has contacted me to help raise awareness of their valiant efforts to defend their SRSO against park owners like Harmony Communities, that leveraged a \$1,531.22 monthly rent increase at their Petaluma park, in violation of the city's SRSO. Two park owners filed a lawsuit against the city's ordinance, and it was rejected because it lacked standing. GSMOL member Jodi Johnson has been instrumental in leading the fight for residents and working with city staff and council members.

Humboldt County is in the process of readjusting their SRSO rules and guidelines to remove anything that represents a change to the ordinance. Park owner attorneys continue to try to lean on the director

Zone A-1 (cont.)

of the County Planning Department to keep in changes requiring non-prevailing party payment of legal fees for hearings. The County has promised at least one more public hearing on the subject prior to fees for hearings. The County has promised at least one more public hearing on the subject prior to sending it back to the Board of Supervisors for a vote. Meanwhile BoaVida, the owner of Trinidad Extended Stay RV Park, is threatening court action over the County's determination that the park meets the SRSO definition of a mobile home park (with 7 doublewides, a few singlewides and several park models with permanent hook ups) and is responsible to abide by annual rent caps. I discovered the situation, set up park resident meetings (recruiting several new GSMOL members), alerted the County, and am pleasantly shocked that the County is vigorously defending the Ordinance! Especially since they are simultaneously trying to change it in favor of park owners.

Petaluma 4th Friday Luncheons

This long-standing event continues with good in-person attendance and a growing ZOOM participation.

Zone B Report

By Joe Nye, Zone Vice President

Good things are happening in Zone B. Paperwork was filled out and sent to the GSMOL office to form a Super chapter between Arabian Villa MHP in Clovis and San Joaquin Village MHP in Fresno. They are both very active chapters and will work well together. I am going to Fresno next week to meet with them and at least 3 other parks to do "wellness" checks. I will also be meeting with my old home park in Sanger to go over what they need to do to get rent stabilization going.

Selma MHP is a model chapter. In addition to having over 100 members, they flooded City Hall meeting after meeting and now have a SRSO, effective Monday. And it is a good one. And they managed this, start to finish, in less than 9 months, simply by following directions and having a never-give-up attitude. I am so proud to have been there in the beginning and to see how far they have come.

I am meeting with Jamestown (Mill Villa MHP)

again to re-install them on Monday. Also, will be meeting with San Andreas MHP later in the month for the same reason.

Zone B-1

By Anne Anderson, State President

Steve Wagner of Santa Maria has been appointed Region 8 Associate Manager for the North Santa Barbara County area. Steve has hit the ground running. Along with Zone B-1 Vice President Jamie Rodriguez, he is assisting residents of Del Cielo MHP to work with their County Supervisor to request a Senior MHP Overlay for the unincorporated areas of Santa Barbara County, where their park is located. This came about because their park was bought by Harmony Communities, who plans to convert it to an all-age park. The overlay, which protects senior parks from being converted to all-age, will affect all senior MH parks in the unincorporated areas of the county. The residents have gotten organized (a Chapter is in the making) and have met with GSMOL attorney Bruce Stanton to discuss strategy.

Steve has also been contacting the real estate agents who are selling in the park to let them know that the park is legally still a senior park.

Bruce met with residents of Ventura Marina MHP to answer questions related to the new Rules & Regulations that they received. He was able to answer the questions that they asked, which were related to sub-leasing in the park, which will now be allowed; occupancy limits, which have been raised; and language that says that the park reserves the right to convert the park to all-age if the Senior MHP Overlay should ever be revoked.

Pinto Lake MHP, in Watsonville, has a new Chapter and HOA! They got organized to deal with issues regarding rent increases and capital improvements in the park that they fear will get passed through to the residents without proper procedures as per the RSO.

Knollwood Village MHP, in the unincorporated area outside Santa Maria, is a failed condo-conversion which was subdivided but not enough residents bought their lots for it to become an ROP, so they have an investor owner for the spaces that are still rented and are operating under STAR Management.

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These space-renters have had a long battle over rent increases because it is not clear whether they are protected by the Santa Barbara County RSO. We are investigating State law that determines rent increases for "non-purchasing" residents in a condo-converted park.

Zone C

Mary Jo Baretich

Since January, 2024, Zone C (Los Angeles, Orange, and San Bernardino Counties) has been gaining numerous leaders in the various mobilehome communities. It is very impressive to see how their enthusiasm is spreading with their willingness to educate fellow mobilehome owners, local City Councils, Board of Supervisors, and State Legislators.

Several Chapters have been reactivated and many more are in the process. Meanwhile, Chapters are working closely with coalitions in their cities with the concept of "Strength in Numbers." In many cases, once the onsite park managers become aware of the GSMOL Chapter's presence and knowledge of the MRL and close working relationship with HCD, the managers tend to start abiding by the Laws and recognize that working together to improve the community is in everyone's best interest. As one example, Sierra Mobile Home Park in Santa Clarita has been addressing these very same issues, and has been successful in getting the attention of management to work out solutions to issues in their park.

GSMOL leaders in the Friendly Village Mobile Home Park in La Habra recently hosted a meeting that I attended. We discussed numerous issues they are having in their park. Since that meeting, they have increased their number of GSMOL members, and are planning to reactivate their Chapter in the near future.

According to reports from the homeowners in the Skyline Mobile Home Park in Torrance, there is a very good possibility of attaining a Rent Stabilization Ordinance (RSO) in the near future. Their latest elected City Council member is one that they have supported, and in turn, he is supporting them. Also, there are already other City Council members who have proclaimed their support of an RSO. Now meetings are being set up with their City Manager Staff to go

over the RSO work that was started a few years ago. Our Corporate Counsel Bruce Stanton has previously worked with them and will be there again to further assist with his expert advice.

Also, many parks in Zone C are scheduled for the California Public Utility Commission (CPUC) Utility Upgrade Program later in the year. This will improve the electric and gas issues parks are now experiencing, especially the need to correct dangerous health and safety issues with leaking gas lines. It will also upgrade the individual residence electric amperage from 30 to 50 amps to an upgrade of 100 amps. Please, be patient and work with the contractors. About 3,850 of California's mobilehome parks were originally sub-metered. Most gas and electric systems have aged beyond their useful life. Many suffer from deteriorating infrastructure. Others have inadequate capacity to handle the needs of modern homes. All lines to the park amenities and homes are being replaced along with new electric and gas meters that will be read by satellite, and the billings will come directly from the utility companies and not through the park management.

I have been interfacing with mobile home parks in Westminster to set up meetings with their leaders. Through this outreach, it is hoped we can be introduced to potential leaders in other Westminster parks where we GSMOL leaders have not had contact before. Interpreters are being set up to assist in the future meetings with the park homeowners.

Rebecca Gifford of the Industrial Areas Foundation (IAF) has been consulting with us on our various projects and organizational efforts for working with the Vietnamese community in Westminster. The Catholic Campaign for Human Development (CCHD), the primary Grantor for the Golden State Manufactured-Home Owners Education Fund (GSMOEF), had suggested this effort. We are also working with Father Greg Walgenbach (Director of Life, Justice and Peace for the Diocese of Orange). With his valuable assistance, we now have a meeting scheduled on June 27 with the Sisters serving at the Lambertian Ministry Center in Westminster (again, to learn from their experience of working with MH residents in the area).

(Continued next page)

The purpose of meeting together is, "Regarding Support for Elders and Other Vulnerable Residents in Local Mobile-Home Parks." We networked with Katie Kalvoda (of "Advance OC") on June 27 to gain her valuable assistance.

Zone D

By Bill Seaton and JoAnne Ventre

A homeowner, and new GSMOL member in Hillside Mobile Estates in Menifee, CA won a small, but inspiring victory. The homeowner is a senior, living alone in a senior park. She invited a friend to move-in with her to share her home. Within a few months of park management learning of the living arrangement, the homeowner began getting 7-day notices advising that she needed to remove her "guest" from the park or face "immediate" eviction. The homeowner joined GSMOL after receipt of the first 7-day notice. When a 2nd notice soon followed, alleging the same infraction, she contacted Bill Seaton, Zone D Vice President, for assistance.

Both 7-day notices claimed that the homeowner had violated park rules by not getting park approval for her "guest" to stay in the park. With Bill's help, the homeowner responded to the 2nd 7-day notice, citing Mobilehome Residency Law (MRL) section 798.34(b) which gives the homeowner the right to share her home with a companion, but makes no mention of needing to get the park owner's approval to do so. The letter was delivered to the park office and sent via certified mail. Park management ignored the letter, instead opting to send a 3rd notice of violation of park rules. This was when Bill got involved and wrote a letter to park management on the homeowners behalf and helped her file a formal complaint with Housing and Community development, using the Mobilehome Residency Law Protection Program (MRLPP). The letter also cited MRL section 798.53 requiring a meeting with management when requested in writing.

The MRLPP Complaint was successful in securing free legal representation for the homeowner. The letter sent by Bill Seaton secured a meeting between himself, the homeowner, the park manager, and the park's Regional Manager. During that meeting park management acknowledged that they did not believe that they would prevail in court and agreed to cease any further eviction action. The homeowner agreed to register her companion with the office and the complaint with HCD was dropped.

On June 11, OMHA (Oceanside Manufactured Homeowners Alliance) convened a meeting open to all mobilehome residents in Oceanside. Speakers included Rick Robinson, Oceanside Councilman and former Fire Chief; Daniel Dominguez, Chair of Oceanside's Fair Practices Commission; and JoAnne Ventre, GSMOL State VP-at-Large and Region 7 Manager for San Diego County. The primary topic was emergency preparedness in MHPs. JoAnne presented information regarding AB 2022, the GSMOL sponsored legislation that will strengthen park management/owner responsibilities and requirements for resident safety during an emergency as well as penalties for noncompliance (see page 3 for additional details regarding this bill). Many mobilehome owners in Oceanside are members of both OMHA and GSMOL, such as State Treasurer, Shelly Parker, who was also in attendance. OMHA pledged member participation in GSMOL activities to garner support for passage of AB 2022.

Do you have a story that you would like to see published in *The Californian*?

Our editorial and writing teams are here to help. We want to hear from you about any of the following:

- * GSMOL Park Events
- * Victories in Your Park or Town
- * Strategies for Increasing Membership
- * Letters to the Editor
- * Chapter Building Activities
- * Suggestions for Articles
- * How We Are Doing

You can email our editorial staff using TheCalifornian@GSMOL.org. We would love to hear from you!

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