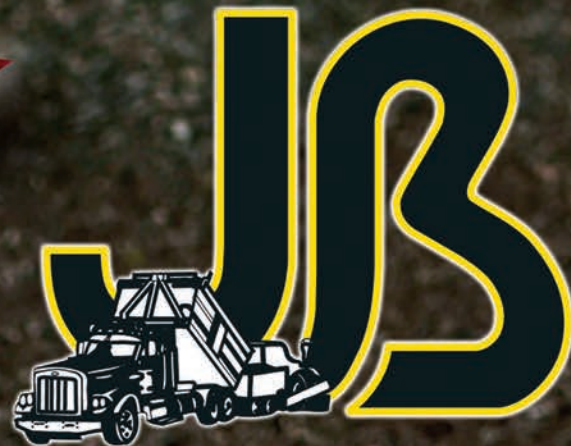


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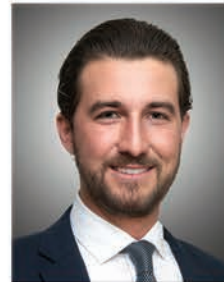
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INDUSTRY UPDATES

CALENDAR OF EVENTS

MAY

Coffee Talk

May 4, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

MHET Board Meeting and Parkowners Forum

May 24, 2023

For more information contact vickie@mhnet.com.

JUNE

Coffee Talk

June 1, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

MHET Board Meeting and Parkowners Forum

June 28, 2023

For more information contact vickie@mhnet.com.

JULY

Coffee Talk

July 6, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

AUGUST

Coffee Talk

August 3, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

SEPTEMBER

Coffee Talk

September 7, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

MHET Board Meeting and Parkowners Forum

September 27, 2023

For more information contact vickie@mhnet.com.

OCTOBER

Coffee Talk

October 5, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

MHI Annual Meeting

October 2 – 4, 2023

Palm Springs, California

For more information go to manufacturedhousing.org.

2023 WMA Convention & Expo

October 23 – 26, 2023

Peppermill Resort Spa Casino, Reno, Nevada

wma.org/Conv2023

MHET Board Meeting and Parkowners Forum

October 25, 2023

For more information contact vickie@mhnet.com.

NOVEMBER

Coffee Talk

November 1, 2023; 10:00 a.m.

Via Zoom; separate email will be sent with a link.

MHI NCC Fall Leadership Forum

November 1 – 3, 2023

Chicago, Illinois

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Please visit us online at: wma.org.

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NEWS & INFORMATION

Doug Johnson | Executive Director

Statewide MHP Rent Control Defeated — For Now

As the *Reporter* was about to go to print and the WMA Spring Seminar was underway in Hawaii, we received some terrific news. AB 1035 — Assemblymember Al Muratsuchi's (D-Torrance) statewide mobilehome park rent control bill — was pulled from its first housing committee hearing and turned into a two-year bill. This means the legislation is dead for the year! This is a tremendous victory for WMA. I want to personally thank our legislative advocates, Chris Wysocki and Andrew Governor, for working so hard to kill AB 1035. I also want to express my gratitude to our Legislative Committee and Board of Directors for their guidance and support. Thanks also goes out to the California Mobilehome Park Alliance (CMPA), Manufactured Housing Educational Trust (MHET) and every one of you (288 to be exact) who contacted their legislator through our VoterVoice program. The probability is high that statewide MHP rent control will present itself again in the California Legislature and we will be ready to defeat it — again. Please read Legislative Committee Chair Frank Kalcic's article on the demise of AB 1035 on page 11.

Assembly Bill 2782 Lawsuit Update

A little more than three months ago, WMA and a long-time member parkowner from Petaluma (Sonoma County) sued the State of California,

asking the court to strike down the law (AB 2782) that removed the 1985 long-term lease exemption from local rent control. As expected, in late February, the state demurred on the two causes of action contained in our complaint — contract impairment and due process violations of the United States Constitution and the California Constitution.

A demurrer is a common response in the early stages of a lawsuit that challenges the legal sufficiency of a complaint. In late May, a hearing will be held and a Sacramento County Superior Court judge will either sustain or overrule the state's demurrer. We are confident the judge will overrule the demurrer, as it will allow this most important case to proceed.

Parkowner support of the lawsuit has thus far been monumental. Contributions from across the state — totaling more than \$350,000 — have poured into WMA's Committee to Save Property Rights (CSPR). But much more funding is needed for the possibility of appeals and a planned preliminary injunction. Our noble battle to preserve the long-term lease exemption promised to us by the State of California almost 40 years ago will be long and arduous.

Have you made your contribution? If so, will you consider giving more? Checks should be made out to CSPR with "AB 2782 Lawsuit" written on the memo line and mailed to WMA,

455 Capitol Mall, Suite 800, Sacramento, CA 95814. Without the generous financial support of members like you, the state will continue to diminish private property rights unchallenged. Please don't let that happen. Membership in WMA matters — thank you for yours.

By the way, the attorney representing us in this lawsuit is Paul Beard with the law firm FisherBroyles. Paul has a strong property rights background as he once practiced law at the Pacific Legal Foundation (PLF). Please read Paul's article about the lawsuit on page 23 of this edition of the *Reporter*. ■

Welcome New Members

Bigfoot Homes,
Santa Cruz

Rancho Diablo Mobilehome Park,
Pacheco

Sonshine Properties, LLC,
Arvin

Riverdale Mobilehome Park,
Jurupa Valley

Terhel Farms Mobilehome Park,
Colusa

The Pines Senior Mobilehome Park,
Grass Valley

■

Doug Johnson is WMA's Executive Director and can be reached at 455 Capitol Mall, Suite 800, Sacramento, CA 95814; phone 916.448.7002, extension 4025; fax 916.448.7085; and email doug@wma.org.



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Your Membership Dues at Work!

Frank Kalcic | Legislative Committee Chair

AB 1035 – A Lesson in Legislative Success

Assembly Bill 1035 would have imposed statewide rent control on all spaces in manufactured housing communities limiting rent increases to five percent and deny parkowners the right to raise rents to market levels when a resident vacates the property.

This legislation, the biggest threat to our industry in decades, was shelved for the year after an all hands-on-deck lobbying effort by WMA's Legislative Team, other industry groups, the WMA Legal Team, and parkowners around the state who took their valuable time to write into their legislators.

So, what happened? Where did the bill get its start? How did the bill get stopped in its tracks?

The short answer is that our entire industry came together under the leadership of WMA to wage an aggressive campaign to stop this bill that resulted from a parkowner who purchased a park in Torrance for tens of millions of dollars and rightfully passed through the property tax increase resulting from the sale onto residents.

The author of AB 1035, Assemblymember Al Muratsuchi (D, Torrance) attempted to convince the Torrance City Council to adopt rent control in the city, but after the successful work of WMA's local government team engaged local parkowners, Torrance refused

to adopt a rent control ordinance. That's when the Assemblymember decided to introduce a statewide law, despite over 75 percent of the state's local jurisdictions having no rent control for mobilehome parks.

WMA's Legislative Team met several times with legislators serving on the Assembly Housing and Community Development Committee arguing the bill should not advance given constitutional issues, policy problems, and pointing out that in a housing crisis; the Legislature should not hinder more opportunities for Californians to obtain housing in safe, attainable, and quality housing options.

WMA's Legislative Team received word about the bill's pending introduction, and that's when work began at the statewide level, bringing in other industry groups like the California Mobilehome Parkowners Alliance (CMPA) and the Manufactured Housing Educational Trust (MHET) to name just a couple. Other industry partners with close relationships with legislators on the Assembly Housing and Community Development Committee were also brought in to begin the lobbying effort.

The WMA Legal Team was then brought in to identify constitutional problems with AB 1035, and our Legal Advisors identified what was a silver bullet that could derail AB

1035. Our industry attorneys Terry Dowdall and Paul Jensen, worked to craft a legal argument raised in *Anaheim Mobile Estates v. State of California* that was filed by the Rudderow Law Group to convince several key legislators that AB 1035, if passed, could be overturned by the courts.

In addition to bringing other groups and individuals into our direct lobbying efforts, WMA also utilized our VoterVoice program to allow our members to easily reach out to their individual legislators urging a defeat of the measure. Nearly 300 messages were sent by WMA members to legislators serving on the Assembly Housing and Community Development Committee.

When the legislation was finally set for a hearing, WMA's coordinated lobbying efforts succeeded. The author was presented with a choice: either delay action on the bill or see it fail in committee. The Assemblymember rightfully decided to shelve the bill for the year. And while the bill is technically still alive, WMA's efforts and those of our members have stopped the worst bill facing our industry in recent history.

The key takeaway from our success is that if our industry comes together and unites, we can stop bad bills from becoming law. Despite a legislature that is overwhelmingly

dominated by progressives who often dismiss the notion that private property rights are important, we were able to rally the troops and stop statewide rent control for manufactured housing communities. Credit for killing statewide rent control under AB 1035 goes to the members of WMA for stepping up and getting the job done. Without your continued support of WMA, this measure would have surely been on a fast track to the Governor for his signature. ■

Frank Kalcic has served on many WMA committees and is a past president on the Board of Directors. He is currently the chair of the Legislative Committee. Frank can be reached at 650.968.0773 phone; or by email frank@efldc.com.



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THE PRESIDENT'S MESSAGE

Chad Casenhiser | WMA President

WMA Offers Opportunities for Manufactured Housing Community Owners and Managers

For 78 years, WMA has been the leading voice of the manufactured housing communities industry in California, and it is an honor to serve as President of an organization dedicated to defending the interests of parkowners and managers who provide a vital source of housing for hundreds of thousands of people across our great state.

WMA is a full-service, statewide trade association guided by our members, and our continued success depends on the participation of community owners to provide our dedicated staff of professionals with guidance and direction on vital policy matters that have real world consequences for our industry.

In addition to the Board of Directors, WMA has 11 standing committees to help deal with issues like legislation, political donations, education, finances, convention planning, utilities and legal defense to name a few. Members who participate in our committees lend their expertise and help create, shape, and implement the many programs that make WMA the largest organization representing manufactured housing communities in the nation.

I also encourage people to take advantage of the many opportunities and services that come with WMA membership. We provide a robust training program for park managers through our Manufactured Housing Community Manager (MCM) program to educate them about current laws and regulations regarding many issues including the Mobilehome Residency Law (MRL), insurance issues and other matters that affect our industry.

While WMA is an organization largely focused on state government dealing with the Legislature and various state agencies, the work done by our Regional Representatives is equally important. Many of the rent control battles WMA faces take place in more than 480 cities, and our Regional Representatives go to battle every day in these cities and the 58 counties to protect our industry's interests.

California is a much different state than it was when WMA was created in 1945, when California had just over nine million residents. California today has more than 39 million people, and our state's public policies have seemingly shifted away from entrepreneurship and respecting private property rights

towards misguided progressive policies of rent control and government control over the relationships we maintain with our residents, and that has forced us into a more defensive position — especially over the last 25 years.

Despite the challenges facing our industry, WMA parkowners have continued to provide safe and secure places for our residents to live, work and raise their families. In times of need, our members have generously donated to the WMA Foundation that provides direct relief to residents who have faced natural disasters like floods and fires. Our members have also provided hundreds of thousands of dollars to students who live in our parks with scholarships through the Frank J. Evans Charitable Foundation.

As the President of WMA, I'm often asked by members what they can do to more effectively help protect our industry. The answer is simple — become more involved in WMA. Membership is very important, but membership is often not enough. Become involved in our committees. If called upon to communicate with your legislators or local elected officials, make your

voice heard. If asked to donate to a candidate who supports private property rights, consider giving. Requests for participation are not made lightly. If asked, please respond.

I'm also proud to announce that WMA is again working closely with industry partners like the California Mobilehome Parkowners Alliance (CMPA), the Manufactured Housing Educational Trust (MHET) and other individual parkowners on a regular basis. Under the leadership of our Executive Director Doug Johnson, relationships are being established to help send a unified message to policymakers

at the state and local levels of government.

Our staff works with our Board of Directors and members of our various committees on a regular basis, but they also respond to inquiries and questions every day from WMA members. If you have a question on any matter involving manufactured housing, please call or email the WMA office. Our team of professionals stand ready to promptly provide guidance and assistance to our valued members.

Again, it is an honor to serve as President of WMA. I'm excited about the energy and enthusiasm

our members have shown over the past year, and I look forward to the coming years ahead to ensure manufactured housing communities prosper and thrive in California. ■

Chad Casenhiser is WMA's current President. He is Vice President of Operations with Bessire and Casenhiser. Chad can be reached at 430 South San Dimas Avenue, San Dimas, CA 91773; phone: 909.594.0501 or email chad@bessire-casenhiser.com.

Consumer Price Index

Percent Change — March 2023

All Urban Consumers

	12 Months Ending		One Month Ending
	February 2023	March 2023	March 2023
US City Average	6.0	5.0	0.3
Los Angeles/Long Beach/Anaheim	5.8	5.1	0.1
Bimonthly Data	Year Ending		Two Months Ending
	December 2022	February 2023	February 2023
San Francisco, Oakland, Hayward	4.9	5.3	1.8

Urban Wage Earners and Clerical Workers

	12 Months Ending		One Month Ending
	February 2023	March 2023	March 2023
US Average City	5.8	4.5	0.3
Los Angeles/Long Beach/Anaheim	4.7	2.8	0.0
Bimonthly Data	Year Ending		Two Months Ending
	December 2022	February 2023	February 2023
San Francisco, Oakland, Hayward	4.6	4.9	1.7

Release date April 12, 2023. For the latest data, visit <http://www.bls.gov/regions/west/cpi-summary/home.htm>.



CAPITOL UPDATE

Chris Wysocki | Legislative Advocate

Membership Matters and Participation is Important

Why do people become members of organizations?

The answer is simple — they join because people band together to share information, learn about what is going on in their respective industries, and connect with others who share common beliefs, goals, and aspirations.

WMA is a membership-based organization that provides many benefits for owners and managers of manufactured housing communities across California. Some of these benefits include regular updates of legislative activity affecting our industry; discounted rates for forms and publications; information on local government actions; and access to service and industry vendors providing services to mobilehome parks across the state.

While being a member of an association is beneficial for several reasons, WMA's legislative efforts rely on our members to personally communicate with legislators and advocate for specific policies under consideration in the Senate and Assembly. With WMA having over 1,700 members in nearly every legislative district in California, we literally have thousands of parkowners, managers, and business allies who can, if willing, directly engage

with legislators who make decisions on issues that directly affect the manufactured housing communities across the state.

That's why WMA's Legislative Team regularly asks our members to weigh in on specific legislation and participate in park tours with elected officials. By sending in letters and emails to legislators through our Voter Voice system, our members can ask policy makers to support or oppose legislation that is either helpful or harmful to our industry. Participating in park tours allows our members to personally meet with and educate legislators about the realities of operating a manufactured community in California.

The relationships built between parkowners and managers with their individual legislators are vital to our organization's continued success. As the state considers issues such as statewide rent control on manufactured housing communities, personal contact with elected officials becomes critical to making arguments about how legislation affects the daily operation of parks throughout the state.

Members of WMA are asked to participate in various events and seminars. These include attending our annual convention (to be held

at the Peppermill Reno this year, October 23 – 26); participating in our political efforts by donating to the WMA Political Action Committee; attending webinars for training purposes through our Manufactured Housing Community Manager (MCM) program; various online Coffee Talks and letting legislators know about your position on numerous legislative measures being considered by the Senate and Assembly to name a few.

As our website says, WMA "is a nonprofit organization created in 1945 for the exclusive purpose of promoting and protecting the interests of owners, operators, and developers of manufactured home communities in California. WMA assists its members in the operations of successful manufactured home communities in today's complex business and regulatory environment."

Each day, WMA's staff reflects on our core mission, and this is especially true among the WMA Legislative Team. We pride ourselves on being responsive to member concerns, and our entire staff, under the direction of our Executive Director Doug Johnson, makes serving our members the number one priority.

So please keep an eye out for messages from the Legislative Team.

We don't reach out unless it's important and timely. We do our best to ensure members are kept apprised of actions taken in the Legislature through our weekly Capitol Updates. We build relationships with legislators around the state through park tours. We participate in political events through our Political Action Committee.

We also engage with regulators on a regular basis about issues involving the Department of Housing and Community Development (HCD), the California Department of Insurance, the California Public

Utilities Commission, and several other agencies as issues arise with our members.

As I have mentioned before, successful politics requires a team approach. Without member participation in our legislative program, it makes defending our industry more challenging. With the help of our members and their willingness to engage in the political process (through writing letters, meeting with legislators, and financial support to those legislators and candidates who share our belief in private property rights), WMA is a

strong voice for the manufactured housing industry in California.

Please watch for messages from our Legislative Team and me. We face many challenges this year, and we will all need to band together to wage both offense and defense on pending legislation. Thank you for the opportunity to serve, and please feel free to call me on my direct line at 916.288.4026 or email me at chris@wma.org with any questions or to learn more about how to become more involved in the legislative battles we continue to fight. ■

Chris Wysocki is WMA's Legislative Advocate and can be reached at 455 Capitol Mall, Suite 800, Sacramento, CA 95814; phone 916.448.7002, extension 4026; fax 916.448.7085; and email chris@wma.org.

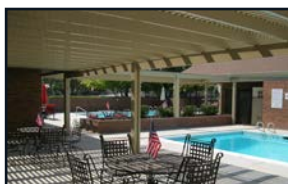


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REGIONAL FOCUS

Saulo Londoño | Regional Representative

Changing Minds, Changing Policy: How Tours of Mobilehome Parks Can Drive Advocacy

In a speech he gave to the National Association of Manufacturers in Washington DC in 1981, President Ronald Reagan stated that “the relationship between industry and government is like a pendulum. Sometimes it swings in the direction of the market, sometimes in the direction of regulation. We need to find the right balance.” As members of the mobilehome industry, it is essential that we build strong relationships with elected officials at all levels of government, so that we can help them find that right balance.

The mobilehome industry plays a vital role in providing affordable housing options to Californians. Yet, despite its importance, the industry is often misunderstood and unfairly stigmatized. Negative stereotypes abound, and many people simply don’t understand the reality of living in, much less operating a mobilehome park.

One way to combat this stigma and improve the industry’s image is by inviting elected officials to tour mobilehome parks. These tours can, and have, provided first-hand looks at many benefits of living in these communities, including their affordability, sense of community, and access to amenities. By seeing these benefits for themselves,

elected officials can become advocates for the industry, promoting policies that support the creation and preservation of mobilehome parks.

Last year we published an article in the *Reporter* (November) about WMA’s efforts to take political candidates and elected officials on these tours right here in California. It turns out these tours have been incredibly effective in other states as well.

Take, for example, the experience of Governor Ron DeSantis in Florida. During his 2018 gubernatorial campaign, DeSantis visited several mobilehome parks throughout Florida and spoke with residents and parkowners about their concerns. When elected Governor, he pushed for legislation aimed at improving the affordability of manufactured housing. He went back for more tours in 2021.

Governor DeSantis is not alone. In 2019, Senator Thom Tillis from North Carolina, visited a mobilehome park and met with residents and parkowners. He later co-sponsored legislation aimed at improving the financing options for manufactured housing.

Georgia Governor Brian Kemp visited several mobilehome parks in

the state as part of his “Georgia Mobile Home Tour” in 2019. Following the tour, the Governor met with residents and parkowners and pushed for action on affordability through the legislature.

These examples demonstrate the power of firsthand experience in changing attitudes and driving policy change. By inviting elected officials to tour mobilehome parks, industry professionals can help to dispel the negative stereotypes and build relationships based on mutual understanding and respect. These relationships can lead to advocacy efforts that benefit both the industry and the communities it serves.

Industry professionals throughout the country have learned the value of these tours. Associations in Iowa, Oregon, Texas, and several other states have recently hosted tours for state legislators, emphasizing the positive contributions that mobilehome communities make to affordable housing, as well as the challenges facing parkowners in maintaining their priorities.

Here in California, WMA is actively scheduling tours throughout the state. We focus on personal tours with elected officials so they can visit a park in their own communi-

ty and learn directly from the local parkowners and operators. During a recent tour that I personally attended, the candidate was struck by the sense of community and pride that the residents had in their homes. He was impressed by the well-maintained landscaping and amenities, such as the community garden and the playground for children. As a result of the tour, this candidate came away impressed and with a more positive disposition regarding the mobilehome industry.

We have much to gain from building relationships with elected of-

ficials and promoting a positive image of this important sector. By inviting elected officials to tour mobilehome parks and showcasing the many benefits of living in these communities, industry professionals can drive advocacy efforts that promote policies that support the industry's growth and success. The benefits of these efforts will be felt not just by industry stakeholders, but by thousands of Californians who rely on mobilehome parks for affordable, quality housing.

To go back to Ronald Reagan: "The greatest leader is not necessarily the one who does the greatest

things. He is the one that gets the people to do the greatest things." We can achieve great things by working together with elected officials to create policies that benefit our communities and the people who live in them.

Participating in the education of our elected officials is one of the many benefits of membership with WMA. When a member of the WMA staff contacts you and asks you for your help in a tour, please agree to show off your park! We are confident you will enjoy the experience. ■

Saulo Londoño is WMA's Regional Representative for the Northern California/Bay areas. He can be reached via phone 714.227.4009; or email saulo@wma.org.



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MEMBERSHIP NEWS

Melissa Martinez-Moore |

Director of Membership & Education

WMA Member Benefits: A New Perspective

I am very excited to be part of the WMA family. Even with my background in working in associations and non-profits, I understand I still have very big shoes to fill and a commitment to every single member of WMA. I have led teams in providing the most sought-after source for professional development in the school business industry and have led membership teams to innovate and give care and attention to the customer experience. I look forward to taking my expertise to inspire you to explore new ideas for our member-driven organization together.

As we come across another membership cycle, it is a great time to examine the benefits of being a WMA member. Being part of an association brings different experiences for each person. Involvement in associations could be the difference in experience between a job or a career, a boss or a leader, and an industry to a community.

Aside from legislative efforts to keep our industry thriving and our interests protected, WMA offers valuable resources for the mobilehome park industry. Keeping up with new regulations and best

practices does not just create a well-informed workforce, but it also makes a respected and valued profession. WMA continues to offer quality educational seminars through the MCM Program. These seminars dive into hot topics to keep abreast of current trends and regulations in our industry. These offer opportunities for well-informed individuals to become leaders, setting themselves apart from everyone else. In addition to that, it's one less training to create during staff onboarding and a few less forms to complete as WMA offers updated forms to use.

Over the past few years, we have seen a "changing of the guard" with younger professionals entering the industry as a large part of the workforce moves into retirement. In addition to the staffing changes, the pandemic pushed all industries to jump into the deep end of technology, accelerating the accessibility and development of the learning and training environment for new professionals.

In addition, cultivating a career now, in comparison to five years ago, has changed drastically. Participating is no longer an all-or-

nothing expectation. Having a family, there's a degree of commitment to family and career, and the environment now has been more flexible to allow for both to co-exist. It is all too common to hop from a virtual meeting to live virtual training and chip away at a self-paced course throughout the week without leaving the comfort of the home. The necessity of staying in the know, coupled with the efficiencies of controlling where, when, and how much you choose to engage, is empowering the individual while strengthening our industry.

I am excited to see that some of our training is migrating more permanently into this virtual setting. For attendees and their employers, this cuts travel and lodging expenses and makes for ease of use by hopping on a Zoom call and going about the rest of the day.

WMA has also added virtual "Coffee Talks" to the list of member benefits. Every first Thursday of each month, WMA hosts a virtual chat. These informal discussions open the door to chat and share experiences and insight on legislative issues, their impact, and other

current topics and trends. Though still very new, these talks have been well received. We hope these are not just informational but can also provide our members with an opportunity to connect and network.

Networking is the ultimate benefit of any association. Finding a peer or a connection often garners innovative approaches to staying on top of the market and resources to help navigate when experiencing rocky waters. During the pandemic, I was with the California Association of School Business Officials (CASBO). Aside from keeping in touch with the authorities and legislature as regulations were

being created and implemented, the members found peace of mind and answers by simply networking. Collaborative groups were formed. Processes and procedures were shared. We were all working smarter and not harder, adopting new ways to navigate through the pandemic.

I see every beginning of every renewal cycle as an opportunity to review our benefits and how we can make the experience more extraordinary. How much value can we add to your invested dollar? Reviewing some of the benefits mentioned, how many will you take advantage of this year?

I look forward to meeting many of you at these upcoming educational events, including this year's annual Convention and Expo in Reno, Nevada. I encourage you to contact me at melissa@wma.org if you have questions or issues you wish to discuss. ■

Melissa Martinez-Moore is WMA's Director of Membership & Education. She can be reached at 455 Capitol Mall, Suite 800, Sacramento, CA 95814; phone 916.448.7002, extension 4022; fax 916.448.7085; and email melissa@wma.org.

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FEATURE ARTICLE

Ryan Jasinsky | Bradenburg, Staedler & Moore

Invest in Your Team's Success Through WMA's MCM Program

New laws, Fair Housing, Title 25, Disaster Preparedness, OSHA updates, Working with Challenging Residents. **Is your Team prepared for the challenges that arise every day in our industry? Does your Team have the educational tools to be successful in navigating this ever-changing world?**

Property Management requires us to wear many hats and to be knowledgeable in countless different fields. To ensure that you and your Team will be successful, commitment to continual education is imperative. Thankfully, WMA along with the Western Manufacture Educational Group "WMEG", understand the importance of continued education and in 1993 WMA created the Manufactured Housing Community Manager (MCM) program. The MCM program is designed to develop towards individual success through the power of education by keeping everyone informed on topics including regulations, laws, best practices and enhancing people's ethical conduct to avoid litigation.

Didactic learning is an essential part of personal growth and development. Access to classes taught

by experts provides individuals with vital knowledge, skills and experience necessary to improve in their personal and professional lives. Along with factual theory and informational context, MCM courses provide practical skills that individuals can apply every day to enhance their effectiveness for your organization while also perpetuating personal development and creating networking opportunities.

Have you ever been in a room or a webinar with a group of individuals who collectively contribute centuries of experience to an industry? How would you engage with those individuals? Are you a Type A personality or Type B? Do you learn from others by quietly observing or are you actively engaged?

We recognize that everyone learns differently and these courses are designed to promote active engagement and an exchange of ideas and experiences. The varied format allows everyone to absorb and retain information in their own preferred method to ensure they can apply the lessons learned into their daily operations.

When participating in an MCM course you will find yourself amongst peers in an interactive and engaging environment with the shared focus of communal success. We work collectively, collaborating to explore challenging topics and find reasonable approaches or solutions based on real world experience. These courses also preach continuity and consistency, which are essential in ensuring that your community has the educational tools to be managed to a high standard. These standards are also what mitigate the liabilities that come with operating a mobile-home community.

The instructors for the MCM courses are top industry professionals with years of experience and these presenters continue to stay on top of issues that affect our industry. They all share a common goal of complying with local, state and federal laws, improving the skills and knowledge of attendees, minimizing risks and ensuring that we continue to provide a high caliber service for all of our communities. These educational investments in your Team will pay large dividends in the long-term.

So how does someone get started in the MCM Program?

All you need to do is register, attend the courses and pass the corresponding exams. Each course offers a certain number of credits and to qualify for the MCM designation, a candidate must complete courses in the MCM program, totaling 60 hours or 60 MCM units. This can be accomplished in a three-year period if all courses offered are attended. In addition, the annual Update of New Laws course in January must be successfully completed in the qualifying year of designation.

Once certified, continuing education is required to maintain the designation as continued education allows property owners and managers to maintain the knowledge they've acquired, learn new management tools and apply the skills they've learned in order to continue managing your properties effectively and efficiently. That's why MCM certified managers must renew their certification every two years in order to maintain an active accreditation status. Renewal requirements include completion of 18 continuing education units (CEUs) every 24 months, and the Update of New Laws course in

the year of renewal must be successfully completed.

MCM courses provide countless ways to ensure your managers have the tools for success. Attending these courses provides structure to team development, access to expertise and training that is unparalleled and will contribute to your retention of highly effective employees. Finally, beyond the impact to your own team and communities, broad involvement in this program sustains a diverse and yet unified community for WMA and our industry's collective success. ■

Ryan Jasinsky is Director of Property Management with Brandenburg, Staedler & Moore and currently serves on the WMA Board of Directors. Ryan can be reached at 408.279.5200 phone; or by email ryan@bsm-group.com.

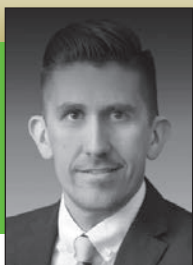
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Lawsuit Aims to Preserve Long-Term Lease Exemption to Local Rent Control

WMA recently filed a lawsuit challenging the constitutionality of a state law that destroys parkowners' historic right to employ long-term leases that exempt them from local rent control.

In 1985, California passed a law to encourage mobilehome parkowners to execute long-term leases (longer than 12 months) with mobilehome owners who rented spaces at those parks. To induce owners to execute such leases, the State promised them that they would be exempt from local rent control. Indeed, the law mandated that such leases contain language notifying residents that, for their duration, long-term leaseholds would not be subject to rent control. Many parkowners, including WMA's members, agreed to execute long-term leases with their residents based on the State's promise that they would be exempt from rent control for the leases' duration.

Long-term leases — typically lasting for a period of years, sometimes decades — significantly benefit residents because they provide valuable stability, predictability, and economic security. Long-term leases generally “lock in” lower monthly rental payments at the

start, and provide for steady and predictable rent increases from year to year. In cities and counties without rent control, long-term leases are advantageous to residents in that they establish the maximum rent that the park may charge for a period of years, sometimes decades. In cities and counties with rent control, long-term leases spare residents the time, money, and uncertainty associated with rent control proceedings, including court actions, that owners often must invoke to guarantee themselves a fair return on their investment.

But for the State's promise to exempt long-term leases from rent control, parkowners would not have executed long-term leases. The Legislature knew this when it codified the exemption into law. If the right to be exempt from rent control had not been an essential inducement to parkowners to execute long-term leases, the 1985 statute would not have been enacted.

But thirty-five years later — in August 2020 — the State broke its longstanding promise that is at the heart of tens of thousands of long-term leases across California.

It passed a new law — AB 2782 — to eliminate the right of parkowners with long-term leases to be exempt from local rent control. AB 2782 immediately withdrew the rent control exemption for all long-term leases executed on or after January 1, 2021 (the effective date of the law). For long-term leases executed from February 13, 2020, to December 31, 2020, AB 2782 retroactively eliminated the exemption. And for long-term leases executed prior to February 13, 2020, the exemption is eliminated effective January 1, 2025. Because many pre-February 13, 2020 leases will still be in effect after December 31, 2024, the law eliminates an important right inhering in such leases, causing present and continuing harm to affected owners. The law also harms those residents who agreed to long-term leases. In executing such leases, residents recognized the stability and certainty that they offered.

On December 30, 2022, WMA and the Petaluma parkowner of Sandalwood Estates, filed a lawsuit in the Superior Court of Sacramento. They seek a court declaration and an injunction to the effect that AB 2782's elimination of the rent control exemption is patently

unconstitutional under federal and state law. WMA and Sandalwood raise two claims against AB 2782.

First, they argue the law violates the Federal Constitution's prohibition against a government's impairment of contracts. AB 2782's elimination of the rent control exemption for long-term leases impairs the contractual bargain between WMA members with long-term leases entered into on or before December 31, 2021, and the residents who executed those leases. That bargain consisted of providing residents with stable and predictable leases in exchange for the park owner's right

to be exempt from rent control by local jurisdictions. The impairment of long-term leases is substantial.

In addition, WMA and Sandalwood argue that AB 2782 is not reasonably drawn to achieve the stated purpose of helping needy residents. For example, if evident and more moderate alternatives were available to the State to achieve that end, including establishing a targeted, needs-based subsidy program for those residents who knowingly and willingly executed long-term leases that have not expired or will not expire before January 1, 2025.

Second, WMA and Sandalwood argue that AB 2782 violates affected park owners' federal due process rights. Those owners who were induced by the State to execute long-term leases had a vested right in the statutory exemption from local rent control. Owners reasonably relied on that exemption when entering into long-term leases. Yet the law purports to retroactively — and unconstitutionally — destroy that right.

WMA and Sandalwood's challenge is in its early stages, and readers should stay tuned for further updates as the case winds its way through the court system. ■

Formerly with the Pacific Legal Foundation, Paul Beard II is a Partner with the international law firm of FisherBroyles LLP, where he practices land-use, environmental, and property-rights law. He can be contacted at 818.216.3988 phone; or by email paul.beard@fisherbroyles.com.



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MEMBER SPOTLIGHT

Virginia Jensen | Incoming WMA Board President

Family History in the Mobilehome Industry

The story of my family's journey in the mobilehome park industry begins in 1945 when my parents, Lowell and Lois Terry, made the decision to move their family from Oklahoma to rapidly growing San Diego County. There was a lot of land and a need for laborers, so my father made the decision to become a licensed plumber/contractor, opened a plumbing business, and started building homes.

It was a few years later, in 1951, that our dad noticed the need for military housing for families stationed in San Diego. Shortly after that, he built his first trailer park in the City of Chula Vista — which put our parents on the path to build and sell numerous mobilehome communities throughout the Imperial Valley and San Diego County.

As a family, we have owned, worked, and operated a variety of communities over the years. My dad always made sure to build the clubhouse and pool first, so my siblings and I have fond memories of swimming while he worked, but we were also expected to pitch in. I remember going as a young child to help the managers bag candy for trick-or-treaters, collecting and counting laundry money, delivering rent receipts, and helping wherever they would let me. It was during this time that I had my first experiences in accounting and balancing books — skills that I still use to this day.

Currently, the family owns three communities and two RV storage lots with two other partners who are active in the management of the properties. I started working full time roughly 25 years ago as President of the company, and what a ride it has been. There was



so much I had no idea about, and this was back the early years when the Mobilehome Residency Law was only about 12 pages long. I feel incredibly lucky to have had the Western Manufactured Housing Communities Association (WMA) as a constant source of knowledge, guidance, and support.

The future of mobilehome parks in California has many challenges, most of which come from Sacramento and not our residents.

We are fortunate to have such an amazing organization in WMA to help keep us on track and provide the support, information and backing needed during the hard times.

I am very proud of what we all do as mobilehome parkowners and managers; we provide nice communities where people can own their own homes. With housing costs in California out of reach for many, we provide a much-needed alternative to affordable housing for families and seniors alike.

I look forward to seeing what the future brings and will do my best to be a support and champion of the industry that we all love. I know my father would be proud to see how his business has been able to thrive, and I am honored to be a part of his legacy. ■

Editor's Note: Virginia has served on various WMA committees and on the Board of Directors over the years. Virginia will be installed as the President of WMA at the 2023 WMA Convention in Reno, Nevada.

Virginia Jensen helps run and operate the family portfolio of properties located throughout San Diego County. She can be reached at terryentparks@aol.com.



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From educational opportunities and advocacy to forms and valuable group discounts, WMA is a full-service organization offering members the products and services necessary to succeed.

WMA community member benefits include:

- Continuing education through WMA's manager accreditation program (Manufactured Home Community Manager or MCM), including a New Manager Bootcamp course as well as in-person and virtual educational opportunities led by industry experts
- WMA's Annual Convention and Expo showcases a large industry tradeshow, networking opportunities, and seminar offerings
- Be in the know with our Legislative & Regulatory Advocacy with alerts, information, and activities of what's happening in your state and local government
- Monthly virtual Coffee Talks on trending industry topics
- Access to a comprehensive listing of service providers featured in the WMA Service and Industry Directory
- Discounted Group Workers' Compensation Insurance to Industry Members
- WMA's monthly *Reporter* magazine, an absolute must-read for parkowners, and monthly *Newsline* newsletter, which highlights regional and other current industry news
- WMA staff is available to help solve the day-to-day issues of running a community
- Need legal advice? Members receive up to 15 minutes of free legal advice per year, per member, from an experienced attorney who specializes in the manufactured housing industry
- Our forms purchasing program, exclusively for WMA community members, includes relevant documents for use in the day-to-day operations of your community. These forms are reviewed and updated annually to comply with current laws. A comprehensive guide to WMA's forms is also available to assist you in completing the forms correctly.
- WMA Forms Online (additional subscription fee, \$95/year)
- RentSpree/Resident Screening Service at discounted rates
- Local assistance from WMA's Regional Representatives
- Discounts on event and seminar registrations
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VOTERVOICE

What is it? What Does it Do?



As the Legislature is shifting into high gear, many legislative battles will come to a head soon.

Please keep an eye out for requests from WMA's Legislative Team to engage with your Assemblymember and Senator on key bills that affect the manufactured housing industry in California.

VoterVoice is a tool WMA uses to put our members into direct contact with their legislators, and clicking on the links that you will receive allows you to write or call your legislators on many bills. You will receive messages on various legislative proposals.

VoterVoice is an easy tool to use, so WMA hopes you will respond to requests to express your position on bills we oppose and those we support. If you have any questions on how to use Voter Voice, please email Ray Perez at ray@wma.org.

WMA's Legislative Team lobbies every day in the State Capitol, but legislators often respond more favorably and directly from constituents, and that is why we provide VoterVoice to our members to reach out to elected officials. ■



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“THE MISSION OF THE WMA FOUNDATION

is to enrich the quality of life for all persons living in manufactured housing communities in California who are disadvantaged due to income or other circumstance.”

ABOUT THE FOUNDATION

The WMA Foundation is a California nonprofit public benefit corporation established in 2005 to provide financial or other assistance to residents of manufactured housing communities who have been touched by disaster.

The WMA Foundation operates a fund designed to help residents who have been struck by fires, floods, earthquakes or other disasters and are in need of immediate financial assistance. The purpose of the fund is not to act as a FEMA or other governmental agency, but to respond immediately with cash assistance in their time of need.



OUR IMPACT

WMA Foundation's disaster relief fund has made it possible to give contributions to families in urgent times of need.

Whether the disaster affects an individual family or an entire manufactured housing community, the WMA Foundation has been there with financial support. It has provided more than \$412,000 to over 1,200 families to date.

This has been possible only because of the tremendous generosity of the manufactured housing industry!

Your gift, whether large or small, will help us to continue to help meet the needs of those profoundly impacted by disaster.

You can make a difference!



HOW YOU CAN HELP

Please help us maintain the strength of the WMA Foundation's disaster fund by sending a generous contribution.

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Call WMA at 916.448.7002 if you have any questions or to find out how you can contribute to the WMA Foundation.

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THE MCM PROGRAM

Congratulations to Our Newest Graduates!

Congratulations to our Newest MCM Members!

WMA continues to provide educational opportunities through its Manufactured Housing Community Manager (MCM) program and applauds this commitment to excellence as a manufactured housing community professional.

In recognition of this achievement, the names of newly accredited managers will be prominently displayed at the WMA Host Booth at this year's Convention and Expo in Reno, Nevada.

Thank you for your dedication and for being valued WMA members.

What is MCM?

WMA's Manufactured-Housing Community Manager (MCM) program began in 1993 and has continued to grow in popularity and numbers throughout the years. The Western Manufactured Housing Education Group (WMEG), in conjunction with WMA, awards this designation to community management professionals who have distinguished themselves in areas of experience, education, and ethical conduct.

About MCM Seminars

WMA presents seminars every year, including the January Update of New Laws seminar and the additional webinar courses in the MCM Series, which are presented throughout the year. Our MCM faculty is drawn from our members and represents experienced industry attorneys, community owners and management leaders. We encourage you to subscribe to our email list so you do not miss any seminar announcements.

Successful individuals in our industry understand that staying informed on regulations, laws and best practices is one of the most powerful tools to protect assets and avoid litigation. ■

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What is the Frank J. Evans Charitable Foundation? Applications for 2023 are Now Available to Download!

The Frank J. Evans Charitable Foundation is seeking applications from college bound high school graduates for \$1,000 scholarships in the year 2023.

If you have any such students, please encourage them to apply for the scholarship. A two-page application form can be found on WMA's website at wma.org/FJE2023Application. You may reproduce and distribute within your communities.

We appreciate your cooperation in our effort to reach as many qualified applicants as possible.

In order to qualify for the Frank J. Evans Scholarship applicants must:

1. Return a completed and signed application form.
2. Provide copies of high school transcripts and proof of college registration.
3. Provide a one-page typed essay describing their reasons for attending college.

4. Be college bound to an accredited two- or four-year institution.

5. Applicant must currently reside in a WMA-member mobilehome community.

The FJE Foundation is able to offer these scholarships through the generosity of those who have contributed. If you have not yet done so, please consider making a contribution of \$1 per space to the Frank J. Evans Charitable Foundation.

Greg Evans established the Frank J. Evans Charitable Foundation in 1997 in memory of his father, who believed that education was vital to success in life and recognized that there was a need to assist students with limited financial resources to support their dream of higher education. Many of our members donate to this worthy program by generously donating cash or by registering for a Foundation-sponsored event

offered during WMA's annual Convention.

This past year, the Foundation (FJE) proudly and recently awarded 56 college students who live in manufactured housing communities across California with \$1,000 scholarships. These students applied for financial assistance, and the Foundation was able to help provide resources to mobilehome community students in 26 Assembly Districts and 24 Senate Districts. Letters have been delivered to legislators informing policymakers about the scholarships.

To learn more about how you can support the Foundation, please go to wma.org/fje-scholarship-foundation.

To get more involved with the Frank J. Evans Charitable Foundation or to find out how to make a tax-deductible donation to the Foundation, please call 831.475.0335. ■

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2023 INDUSTRY LEGISLATION

May 2023

LEGISLATION SPONSORED BY WMA

[AB 661](#)

(Patterson, Joe)

Emergency information: automatic notification.

Would state the intent of the Legislature to enact legislation that would authorize residents in a mobilehome parks to voluntarily agree to receive emails, text messages, or automated calls from park management or the owner or operator of the park with information regarding unforeseen events relevant to the park from local, state, or federal authorities.

Sponsored by WMA

Position: Sponsored

Status: Assembly Print

[AB 1639](#)

(Hoover)

Water systems: manufactured housing communities.

Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including gas, electrical, and water corporations. Existing law authorizes an owner of a master-metered mobilehome park or manufactured housing community that provides gas or electrical service to residents to transfer ownership and operational responsibility to the gas corporation or electrical corporation providing service in the area in which the park or community is located. This bill would, in addition to making specified findings and declarations, state the intent of the Legislature to enact future legislation to require water corporations to purchase, own, and operate water systems currently owned and operated by manufactured housing communities, upon request of the owner, in order to assume responsibility for direct delivery of water to residents of those communities, as specified.

Sponsored by WMA

Position: Sponsored

Status: Assembly Print

LEGISLATION OPPOSED BY WMA

[AB 22](#)

(Gipson)

Mobilehomes.

Current law defines "mobilehome" for purposes of the enforcement of highway safety laws and regulations as a trailer coach which is in excess of 102 inches in width or in excess of 40 feet in overall length measured from the foremost point of the trailer hitch to the rear extremity of the trailer. This bill would increase the width in the above-specified definition from 102 inches to 110 inches.

Position: Oppose

Status: Assembly Transportation

[AB 318](#)

(Addis)

Mobilehome Residency Law Protection Act.

The Mobilehome Residency Law Protection Act establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development to resolve complaints from homeowners relating to the Mobilehome Residency Law. Under current law, the act is repealed on January 1, 2024. This bill would extend the above-described January 1, 2024, repeal date to January 1, 2027.

Position: Oppose

Status: Assembly Appropriations

[AB 604](#)

(Lee)

Mobilehome parks: water utility charges.

Under current law, a person or corporation that maintains a mobilehome park and provides water service to users through a submeter service system is not a public utility and is not subject to the jurisdiction, control, or regulation of the commission if each user of the submeter service system is charged at the rate which would be applicable if the user were receiving the water directly from the water corporation. Under current law, a mobilehome park that provides water service only to its tenants from water supplies and facilities that it owns, not otherwise dedicated to public service, is not a water corporation, but that mobilehome park is subject to the jurisdiction of the commission to the extent that, if a complaint is filed with the commission by tenants of the mobilehome park that represent 10% or more of the park's water service connections during any 12-month period, claiming that the water rates charged by the park are not just and reasonable or that the service is inadequate, the commission has jurisdiction to determine the merits of the complaint and determine whether the rates charged are just and reasonable and whether the water

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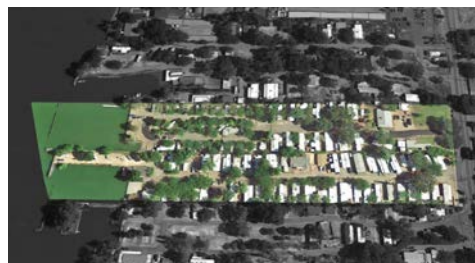
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service provided is adequate. Current law prohibits the commission from making an order for the payment of reimbursement upon the ground of unjustness or unreasonableness if the rate in question has been previously declared by formal finding of the commission to be reasonable. This bill would prohibit the commission from making an order for the payment of reimbursement upon the ground of unjustness or unreasonableness if the rate in question complies with limitations on charges and fees in connection with water utility service under the Mobilehome Residency Law. The bill would provide that a person or other entity that maintains a mobilehome park or a multiple unit residential complex, and provides water service through a submeter service system, is exempt from regulation as a public utility if management of the mobilehome park complies with those limitations on charges and fees.

Position: Oppose

Status: Assembly Appropriations

[AB 919](#)

(Kalra)

Residential real property: sale of rental properties: right of first offer.

Would require an owner of residential real property, defined to include a single-family residential property that is occupied by a tenant or a multifamily residential property to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain.

Position: Oppose

Status: Assembly Judiciary

[AB 1035](#)

(Muratsuchi)

Mobilehome parks: rent caps.

Would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy for a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, over the course of any 12-month period, as specified. The bill would prohibit management from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains the tenancy over a 12-month period. The bill would prohibit management from imposing an increase in rent on a prospective purchaser or homeowner that purchases a mobilehome if the purchase qualifies as an in-place transfer, as specified. The bill would exempt specified mobilehome spaces from these provisions. The bill would specify that these provisions apply to rent increases for mobilehome spaces occurring on or after January 1, 2023. The bill would provide that in the event that management increased the rent by more than the amount specified above between January 1, 2023, and January 1, 2024, then the applicable rent on January 1, 2024, is the rent as of January 1, 2023, plus the maximum permissible increase, and that management is not liable to the homeowner for any corresponding rent overpayment. The bill would void any waiver of the rights provided under these provisions. The bill would authorize a local government to adopt or maintain an ordinance, rule, regulation, or initiative measure that establishes a maximum amount that may be charged for rent, or other regulations for a tenancy. The bill would not apply to a mobilehome park when a local government has adopted an ordinance, rule, regulation, or initiative measure prior to the effective date of the bill that establishes a maximum amount that may be charged by management for rent or otherwise regulates the rental rate for a mobilehome tenancy.

Position: Oppose

Status: Assembly Housing and Community Development

[AB 1097](#)

(Rivas, Luz)

Use tax: registration: qualified purchaser.

Current sales and use tax law requires a qualified purchaser to register with the California Department of Tax and Fee Administration to facilitate the collection of the use tax. Current law defines "qualified purchaser" for this purpose to include a person that satisfies specified conditions, including that the person receives at least \$100,000 in gross receipts from business operations per calendar year. This bill would amend the definition of qualified purchaser by removing the condition that the person receives at least \$100,000 in gross receipts per calendar year, and would add as a condition that the person makes more than \$100,000 in purchases subject to the use tax per calendar year.

Position: Oppose

Status: Assembly Revenue and Taxation

[SB 267](#)

(Eggman)

Credit history of persons receiving government rent subsidies.

The California Fair Employment and Housing Act (FEHA), prohibits, in instances in which there is a government rent subsidy, the use of a financial or income standard in assessing eligibility for the rental of housing that is not based on the portion of the rent to be paid by the tenant. FEHA requires the Civil Rights Department to enforce specific provisions of the act, including the provision described above. This bill would additionally prohibit the use of a person's credit history as part of the application process for a rental housing accommodation without offering the applicant the option of providing alternative evidence of financial responsibility and ability to pay in instances in which there is a government rent subsidy. The bill would require the housing provider to consider that alternative evidence in lieu of the person's credit history in determining whether to offer the rental accommodation to the applicant.

Position: Oppose

Status: Senate Appropriations

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[SB 466](#)

(Wahab)

Costa-Hawkins Rental Housing Act: rental rates.

The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. The act generally authorizes an owner of residential real property to establish the initial rental rate for a dwelling or unit, except in specified circumstances, including, (1) when the residential real property has a certificate of occupancy issued after February 1, 1995, (2) when the residential real property has already been exempt from the residential rent control ordinance of a public entity on or before February 1, 1995, pursuant to a local exemption for newly constructed units, and (3) when the residential real property is alienable and separate from title to any other dwelling units, except as specified. This bill would instead authorize an owner of residential real property to establish the initial rental rate for a dwelling or unit when the residential real property has been issued a certificate of occupancy issued within the 15 years preceding the date on which the owner seeks to establish a rental rate under these provisions.

*Position: Oppose***Status:** Senate Judiciary

LEGISLATION SUPPORTED BY WMA

[AB 284](#)

(Patterson, Joe)

Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.

Under current law, grants under the Homeless Housing, Assistance, and Prevention (HHAP) program are allocated in 4 rounds of funding, administered by the California Interagency Council on Homelessness, as provided. Current law requires the Department of Housing and Community Development to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. Current law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level. This bill would additionally require that this report include an evaluation of the HHAP program.

*Position: Support***Status:** Assembly Housing and Community Development**[AB 319](#)**

(Connolly)

Mobilehome Parks Act: inspectors: conflict of interest: enforcement actions: sunset.

The Mobilehome Parks Act generally requires the Department of Housing and Community Development to enforce the act, except that a city, county, or city and county may assume the responsibility for the enforcement of the act upon the approval of the department, as provided. Current law requires the enforcement agency to enter and inspect mobilehome parks, as prescribed. Current law also requires an enforcement agency to issue notice to correct a violation and provides for procedures for owners or operators to dispute and appeal violation notices, as specified. Existing law repeals these provisions as of January 1, 2024. A violation of these provisions is a misdemeanor. This bill would extend these provisions from January 1, 2024, to January 1, 2025.

*Position: Support***Status:** Assembly Appropriations**[AB 1093](#)**

(Patterson, Jim)

Property taxation: manufactured homes: tax collection.

(1) Current law, the Manufactured Home Property Tax Law, establishes a process governing the taxation of manufactured homes, including mobilehomes, as defined. Existing law requires the county tax collector, upon application, to issue a tax clearance certificate or a conditional tax clearance certificate if specified requirements are met. Current law requires a tax clearance certificate issued to be used to permit registration of used manufactured homes and for other purposes prescribed by the Controller. The tax clearance certificate may indicate that the county tax collector finds that no local property tax is due or is likely to become due or that any applicable local property taxes have been paid or are to be paid in a manner not requiring the withholding of registration or the transfer of registration. Current law requires a conditional tax clearance certificate issued to indicate that the county tax collector finds that a tax liability exists, the amount due, and the final date that amount may be paid before a further tax liability is incurred. This bill would revise the above-described procedures for issuing a tax clearance certificate and for the collection of unpaid, estimated taxes. The bill would authorize the tax certificate to also indicate that the county tax collector finds that property taxes are not yet payable, as described.

*Position: Support***Status:** Assembly Appr. Suspense File**[AB 1334](#)**

(Pellerin)

Mobilehome parks: additional spaces: exemption from additional fees or charges.

Current law, the Mobilehome Parks Act, generally regulates various classifications of mobilehome and related vehicle parks, and imposes enforcement duties on the Department of Housing and Community Development and local enforcement agencies. The act authorizes any person to file an application with the governing body of a city or county for a conditional use permit for a mobilehome park. The act requires a person, before operating a mobilehome park, and each year thereafter, to obtain a valid permit from the enforcement agency in order to operate the park. The act also requires the owner of a mobilehome park to obtain a permit to create, move, shift, or alter park lot lines. This bill would authorize an owner of an existing mobilehome park that is subject to, or intends to qualify for, a valid permit to

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operate the park, to apply to the enforcement agency to add additional spaces to the mobilehome park not to exceed 10% of the previously approved number of spaces in the mobilehome park. The bill would exempt the additional spaces from any business tax, local registration fee, use permit fee, or other fee that does not apply to the existing spaces in the park. This bill contains other related provisions and other existing laws.

Position: Support

Status: Assembly Housing and Community Development

OTHER LEGISLATION

[AB 12](#)

(Haney)

Tenancy: security deposits.

Current law regulates the terms and conditions of residential tenancies, and prohibits a landlord from demanding or receiving security for a rental agreement for residential property, however denominated, in an amount or value in excess of an amount equal to 2 months' rent, in the case of unfurnished residential property, and an amount equal to 3 months' rent, in the case of furnished residential property, in addition to any rent for the first month paid on or before initial occupancy. This bill would instead prohibit a landlord from demanding or receiving security for a rental agreement for residential property in an amount or value in excess of an amount equal to one month's rent, regardless of whether the residential property is unfurnished or furnished, in addition to any rent for the first month paid on or before initial occupancy.

Position: Neutral

Status: Assembly Judiciary

[AB 68](#)

(Ward)

Land use: streamlined housing approvals: density, subdivision, and utility approvals.

Would require a local government to approve a proposed housing development pursuant to a streamlined, ministerial approval process if the development meets certain objective planning standards, including, but not limited to, a requirement that the proposed parcel for the development be a climate-smart parcel, as described, or be included in the applicable region's sustainable communities strategy as a priority development area. The bill would set forth procedures for approving these developments and would set forth various limitations for these developments. The bill would authorize the Department of Housing and Community Development to review, adopt, amend, and repeal guidelines, rules, and regulations to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth by this process.

Status: Assembly Housing and Community Development

[AB 305](#)

(Villapudua)

California Flood Protection Bond Act of 2024.

Would enact the California Flood Protection Bond Act of 2024 which, if approved by the voters, would authorize the issuance of bonds in the amount of \$3,750,000,000 pursuant to the State General Obligation Bond Law for flood protection projects, as specified. The bill would provide for the submission of these provisions to the voters at the November 5, 2024, statewide general election.

Position: Neutral

Status: Assembly Water, Parks and Wildlife

[SB 3](#)

(Dodd)

Discontinuation of residential water service: community water system.

The Water Shutoff Protection Act prohibits an urban and community water system, defined as a public water system that supplies water to more than 200 service connections, from discontinuing residential service for nonpayment, as specified, and requires specified procedures before it can discontinue residential service for nonpayment. Current law defines a community water system as a public water system that serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents of the area served by the system. Current law requires an urban and community water system to have a written policy on discontinuation of residential service for nonpayment available in English, the specified languages in the Civil Code, and any other language spoken by at least 10% of the people residing in its service area. This bill would expand the scope of the Water Shutoff Protection Act by requiring that it instead apply to a community water system, defined to have the same meaning as existing law. The bill would require a community water system that supplies water to 200 service connections or fewer to comply with the act's provisions on and after August 1, 2024.

Status: Senate Appropriations

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Western Manufactured Housing Communities Association (WMA) Application for Community Membership — 2022/23

Community Membership Categories

- ☐ **Community Membership:** Consists of mobilehome/manufactured housing communities, including communities that rent spaces to recreational vehicles.
- ☐ **501c3 Community:** Consists of mobilehome/manufactured housing communities that are a nonprofit corporation.
- ☐ **Resident Owned Community:** Consists of mobilehome/manufactured housing communities that are resident owned.

COMMUNITY INFORMATION (Please complete a separate application for each community)

COMMUNITY _____ NO. OF SPACES _____

COMMUNITY ADDRESS _____ COUNTY _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

DOES THIS COMMUNITY RECEIVE MAIL DELIVERY? ☐ YES ☐ NO

IF YES, INCLUDE IN MAIL LIST? ☐ YES ☐ NO

Do you have operational fire hydrants? ☐ Yes ☐ No

Do you have long-term leases? ☐ Yes ☐ No

Do you permit subleasing? ☐ Yes ☐ No

What are the age rules?

☐ All Age ☐ 55 ☐ 62

Do you provide master-meter utility services?

Electric: ☐ Yes ☐ No Gas: ☐ Yes ☐ No

Propane: ☐ Yes ☐ No Water: ☐ Yes ☐ No

Utility District: ☐ PG&E ☐ SoCal Gas ☐ SoCal Edison ☐ SDG&E

Other: _____

OWNER INFORMATION

NAME _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

SEND BILLS TO: ☐ OWNER ☐ MANAGEMENT COMPANY (IF MANAGEMENT COMPANY, PLEASE COMPLETE INFORMATION BELOW):

MANAGEMENT COMPANY (if applicable)

FIRM _____ CONTACT _____

MAILING ADDRESS _____

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MEMBER REFERRAL INFORMATION (if applicable)

NAME _____

COMMUNITY/FIRM _____

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MEMBERSHIP INVESTMENT

Total Number of Spaces @ \$10.55 per space.....

Minimum Annual Dues — \$400 (40 spaces or less)

\$900 for 501c3 or Resident Owned Communities

Voluntary Candidate PAC Contribution @ \$4.00 per space

Voluntary Anti-Rent Control/Issues PAC Contribution@ \$2.00 per space

Amount of Check Enclosed

\$ _____

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\$ _____

CREDIT CARD NUMBER

EXPIRATION DATE

\$ _____

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Community Members maintaining a controlling interest in more than one community must secure a separate membership for each community under his or her control. In the case of limited partnership or ownership syndications, the General Partners shall be considered to have a controlling interest for purposes of this section. — WMA Bylaws, Article V, Section 2.

I certify that this application complies with the aforementioned bylaws requirement. Should ownership in any additional community not listed on this application be acquired, the association shall be notified and the appropriate application submitted. Applicant understands that dues are nonrefundable and agrees to uphold WMA Code of Ethics and to maintain membership in good standing. Dues payments to WMA, as well as contributions made to Political Action Committees, are not deductible as charitable contributions for federal income tax purposes. WMA dues may be deducted as an ordinary and necessary business expense. In compliance with the Omnibus Budget Reconciliation Act of 1993, 81% of your membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

AUTHORIZED SIGNATURE _____ DATE _____

MAIL TO: WMA | 455 CAPITOL MALL, SUITE 800 | SACRAMENTO, CA 95814

QUESTIONS? CONTACT US AT PHONE: 916.448.7002 | FAX: 916.448.7085 | EMAIL: info@wma.org | VISIT OUR WEBSITE: wma.org

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Western Manufactured Housing Communities Association (WMA) WMA Application for Service and Industry Membership — 22/23

Service and Industry (S&I) Membership:

Consists of manufacturers of homes, sellers of homes, and suppliers of materials, products, or services related to the manufactured housing industry, or firms engaged in the business of management and marketing services on behalf of community owners. See the listing below to determine if your company falls within this membership category.

(Note: Firms owning mobilehome/manufactured housing communities must maintain Community Membership for each property.)

COMPANY INFORMATION

FIRM NAME _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

CONTACT NAME _____

CONTRACTOR'S, BROKER'S, ENGINEER'S, OR OTHER LICENSE # _____ STATE IN WHICH ISSUED _____

TITLE OF LICENCE _____ REGION SERVED _____

DESCRIPTION OF COMPANY SERVICES — Describe services(s) provided and/or types of products sold. This description will be included in your company's listing in WMA's S&I Directory, and the "Industry Services" section of our website. Limit is 40 words.

Listing Category (Select from the list below): _____

Accounting
ADA Compliance
Allied Associations
Appraisal Services
Asphalt Maintenance
Attorneys
Billing Services
Collection Services
Communications/Answering Services
Computer Services/Software

Construction and Materials
Consultants
Electrical Equipment and Contractors
Energy Conservation Services
Financial Lending
Gas Systems
Insurance Services
Management Services
Manufactured Home Builders
Manufactured Home Demolition

Manufactured Home Sales
Manufactured Home Supplies
Manufactured Housing Community
Closures/Conversions
Manufactured Housing Community Inspections
Real Estate
Residential Screening Services
Solar Power
Tree Care
Utilities

MEMBERSHIP INVESTMENT

ANNUAL DUES.....\$900 \$ _____

Voluntary Candidate PAC Contribution @ \$150..... \$ _____

Voluntary Anti-Rent Control/Issues PAC Contribution@ \$100..... \$ _____

Amount of Check Enclosed \$ _____

☐ Visa ☐ MasterCard ☐ American Express ☐ Check Enclosed

CREDIT CARD NUMBER _____ EXPIRATION DATE _____

BILLING ADDRESS AND ZIP CODE _____

CARD HOLDER'S NAME _____

Dues payments to WMA, as well as contributions made to Political Action Committees, are not deductible as charitable contributions for federal income tax purposes. WMA dues may be deducted as an ordinary and necessary business expense. In compliance with the Omnibus Budget Reconciliation Act of 1993, 81% of your membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

I certify that neither this firm nor any of its principals own a mobilehome/manufactured housing community. Should ownership be acquired, the Association will be notified and the community membership application(s) will be submitted. Applicant understands that dues are nonrefundable and agrees to uphold WMA Code of Ethics and to maintain membership in good standing.

AUTHORIZED SIGNATURE _____ DATE _____

MAIL TO: WMA | 455 CAPITOL MALL, SUITE 800 | SACRAMENTO, CA 95814

QUESTIONS? CONTACT US AT PHONE: 916.448.7002 | FAX: 916.448.7085 | EMAIL: info@wma.org | VISIT OUR WEBSITE: wma.org

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WMA ORDER FORM

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FOR WMA MEMBERS



Western
Manufactured Housing Communities
Association

NCR forms sold in lots of 25; single forms sold in pads of 50. Asterisk (*) indicates single forms:

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
MANUALS				
316	Disaster Preparedness Manual	_____	\$20	\$_____
302	Guide to Mobilehome Park Residency Forms & Documents	_____	\$50	\$_____
317	Title 25 Tabbed Version	_____	\$50	\$_____
310	WMA Guide: Mobilehome Park Statutes and Regulations (MRL, Mobilehome Parks Act and Title 25)	_____	\$75	\$_____
312	California Mobilehome Laws (CML)	_____	\$75	\$_____

FORMS FOR RESIDENT OWNED HOMES (MEMBERS ONLY)

Prospective and New Residents

202	PROSPECTIVE AND NEW RESIDENT PACKAGE....	_____	\$175	\$_____
	<i>The above package includes the following forms:</i>			
172	Additional Occupant Agreement.....	_____	\$8	\$_____
171	Application for Approval of Additional Occupant	_____	\$8	\$_____
102*	Application for Residency	_____	\$19	\$_____
107	Approved Animal Agreement and Rules	_____	\$8	\$_____
177	Consent to Obtain Consumer Credit Report.....	_____	\$8	\$_____
114	Information for Prospective Homeowners	_____	\$8	\$_____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$12	\$_____
176*	Notice of Rights and Responsibilities	_____	\$10	\$_____
113	Notice of Zoning or Use Permit Lease of Park	_____	\$8	\$_____
154	Notice Regarding Negative Credit Information.....	_____	\$8	\$_____
105	Notice to Homeowner	_____	\$8	\$_____
115	Privacy Statement.....	_____	\$8	\$_____
178	Prospective Purchaser Evaluation—Notice to Prospective Purchaser.....	_____	\$15	\$_____
179	Prospective Purchaser Evaluation—Notice to Selling Homeowner.....	_____	\$8	\$_____
109	Prospective Resident Receipt for Financial Report Fee	_____	\$8	\$_____
112	Statement Regarding Rental Agreement.....	_____	\$12	\$_____
111*	Standard Twelve-Month Rental Agreement	_____	\$19	\$_____
110*	Standard Rental Agreement for a Term of Less Than Twelve Months	_____	\$19	\$_____
163	Swimming Pool and/or Spa Release Agreement.....	_____	\$8	\$_____
183	Tenancy Information and Standards	_____	\$8	\$_____
	(effective 07.01.2016)			

Disclosure

204	DISCLOSURE PACKAGE	_____	\$45	\$_____
	<i>The above package includes the following forms:</i>			
120	Manufactured Home and Mobilehome Transfer Disclosure Statement (Lots of 10).....	_____	\$20	\$_____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$12	\$_____
121	Natural Hazard Disclosure Statement.....	_____	\$12	\$_____
122	Flood Hazard Disclosure Statement.....	_____	\$8	\$_____

Rules and Regulations Violations

206	RULES AND REGULATIONS VIOLATIONS PACKAGE	_____	\$125	\$_____
	<i>The above package includes the following forms:</i>			
125	7 Day Notice to Comply with Rules and Regulations ...	_____	\$12	\$_____
126	14 Day Notice of Intent to Charge for Space Maintenance.....	_____	\$12	\$_____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
Rules and Regulations Violations (continued)				
166	14 Day Notice of Intent to Remove Personal Property ..	_____	\$12	\$_____
127*	Incident Report.....	_____	\$10	\$_____
167	Inventory of Personal Property Removed.....	_____	\$12	\$_____
128	Just a Reminder	_____	\$8	\$_____
164	Notice of Intention to Tow Vehicle.....	_____	\$8	\$_____
129	Notice of Meeting Regarding Proposed Amendment to Park Rules and Regulations.....	_____	\$8	\$_____
106	Notice to Occupant.....	_____	\$8	\$_____
144	Proof of Service.....	_____	\$19	\$_____
165	Proof of Service of Notice of Intent to Tow Vehicle.....	_____	\$19	\$_____
130*	Resident Objection Form.....	_____	\$10	\$_____
131	Vehicle Violation Notice	_____	\$8	\$_____

Termination of Tenancy

208	TERMINATION OF TENANCY PACKAGE	_____	\$140	\$_____
	<i>The above package includes the following forms:</i>			
140	3 Day Notice to Pay Rent or Quit and Sixty Day Notice to Terminate Possession.....	_____	\$19	\$_____
141	3 Day Notice to Perform Covenants or Quit and Sixty Day Notice to Terminate Possession.....	_____	\$19	\$_____
142	60 Day Notice to Terminate Possession for Nonpayment of Rent and/or Nonperformance of Covenants.....	_____	\$19	\$_____
161	Mobilehome and Manufactured Home Sale or Transfer Repair/Improvement Notice	_____	\$12	\$_____
151	Notice of Belief of Abandonment.....	_____	\$19	\$_____
185*	Notice of Disposition of Abandoned Mobilehome	_____	\$10	\$_____
184*	Notice of Intent to Dispose of Abandoned Mobilehome	_____	\$10	\$_____
187*	Notice to County Tax Collector Regarding Disposal of Abandoned Mobilehome	_____	\$10	\$_____
186*	Notice to County Tax Collector Regarding Disposal of Mobilehome Using Warehouse Lien.....	_____	\$10	\$_____
143	Notice to Legal Owners, Junior Lienholders or Registered Owners.....	_____	\$8	\$_____
144	Proof of Service.....	_____	\$19	\$_____
160	Resident's Notice of Termination of Tenancy	_____	\$8	\$_____

Miscellaneous Forms

210	MISCELLANEOUS FORMS PACKAGE.....	_____	\$125	\$_____
	<i>The above package includes the following forms:</i>			
103	Acknowledgement for Third Party Payment of Rent	_____	\$12	\$_____
150	Agreement with Heir, Joint Tenant or Personal Representative of the Estate	_____	\$8	\$_____
170	Approval of Installation of Accommodation for Disabled Resident	_____	\$8	\$_____
169	Master Meter System Public Awareness Message	_____	\$8	\$_____
181	Notice of Application of Pesticide to Common Area Without Licensed Pest Control Operator	_____	\$8	\$_____
182	Notice of Application of Pesticide to a Dwelling Unit Without a Licensed Pest Control Operator	_____	\$8	\$_____

Contents of Miscellaneous Forms Package continued on page two.

Subtotal Page One \$_____

Go to page two for payment information.

Order Form for WMA Members — Page Two

Forms are available in packages for additional savings to you! 032023

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — (Continued from page one)			
175*	Notice of Change to Mobilehome Residency Law.....		\$10	\$
168	Notice of Conditions Requiring Removal of Mobilehome on Resale		\$12	\$
174	Notice of Emergency Preparedness and Evacuation Plan		\$8	\$
152	Notice of Interruption in Utility Service.....		\$8	\$
180*	Notice of Rent Increase		\$10	\$
176*	Notice of Rights and Responsibilities		\$10	\$

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — (Continued)			
153	Notice of Utility Assistance to Low Income Persons.....		\$8	\$
155	Notice to Heir, Joint Tenant and Personal Representative of the Estate		\$8	\$
157	Notice to Resident.....		\$8	\$
158	Recreational Vehicle Storage Agreement		\$8	\$
173	Verification of Emergency Preparedness Plan (Includes one form with instructions and template)		\$5	\$
Subtotal Page Two				\$

Programs and publications by Western Manufactured Housing Communities Association (WMA) are intended to provide members with current and accurate information about the subjects covered. However, such information may not be sufficient in dealing with a member's particular problem, and WMA does not warrant or represent its suitability for such purpose. Members attending programs presented by WMA or using its publications do so with the understanding that WMA is not engaged in the practice of law and does not render legal or accounting services; and that the information published by WMA should not be relied upon as a substitute for independent research to original sources of authority.

Subtotal Page One	\$
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City, State & ZIP	
Phone Number	Membership Number
Email Address	

Members Can Save Money by Ordering WMA Forms Online

For an annual subscription of only \$95, members have unlimited access to WMA's complete lineup of forms that are custom designed to help you manage your communities. This platform allows you to "manage clients" and add a profile for each resident — if you choose to do so. Once you have your resident data added to your account you can select a form and select which client data should populate the form automatically!

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