

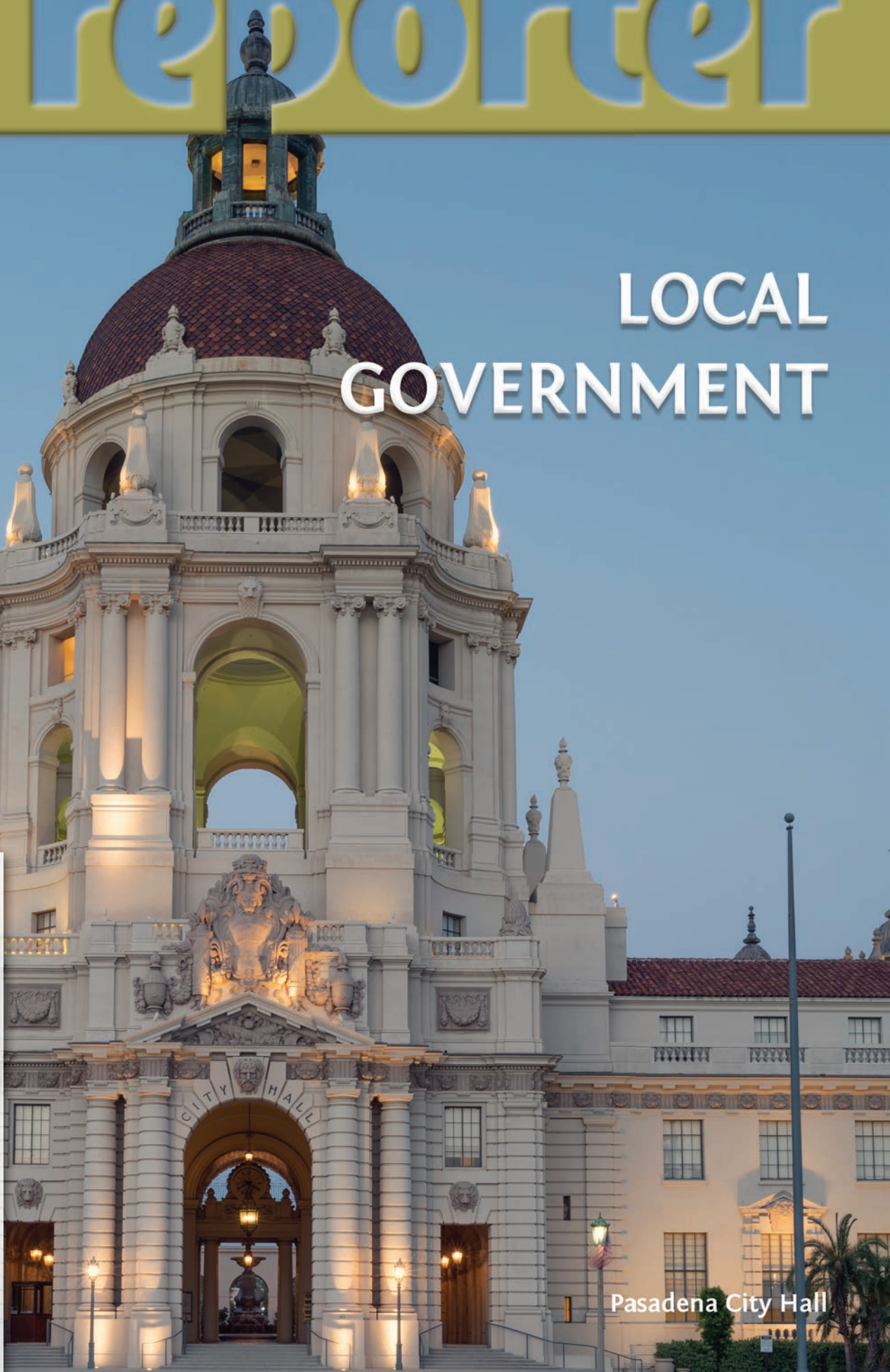
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INDUSTRY UPDATES

CALENDAR OF EVENTS

AUGUST

RV/MH Hall of Fame Induction Ceremony

August 19, 2024

RV/MH Hall of Fame, Elkhart, IN

For more information, contact rvmhhalloffame.org.

MCM Webinar

August 27, 2024

Topic: How to Review, Amend, Implement, and Enforce Effective Rules and Regulations Within Your Community

10:00 – 11:30 a.m.

For more information and to register, visit wma.org/event-registration. Registration form on page 26.

SEPTEMBER

Coffee Talk

September 5, 2024

Topic: HCD Forum

10:00 – 11:00 a.m.

For more information, contact info@wma.org.

MCM Webinar

September 17, 2024

Topic: Comprehensive Utilities Update; System Upgrades; Electric Rates and Fixed Charges; Conversion Update; Sub-meter Discounts; Water Billing Mandates; Solar Energy Systems

10:00 – 11:30 a.m.

For more information and to register, visit wma.org/event-registration. Registration form on page 26.

2024 MHI Annual Meeting

September 23 – 25, 2024

Sheraton Wild Horse Pass, Phoenix, AZ

For more information, contact manufacturedhousing.org.

MHET Forum Luncheon

September 25, 2024

Topic: All Things Utility

For more information, contact vickie@mhnet.com.

OCTOBER

WMA Convention & Expo

October 14 – 17, 2024

M Resort Spa Casino, Henderson, NV

For more information, contact regina@wma.org.

MHET Forum Luncheon

October 23, 2024

Topic: New Laws

For more information, contact vickie@mhnet.com.

DECEMBER

MHET Forum Luncheon

December 11, 2024

Orange County Holiday Luncheon

For more information, contact vickie@mhnet.com.

MHET Forum Luncheon

December 12, 2024

Inland Empire Holiday Luncheon

For more information, contact vickie@mhnet.com.

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NEWS & INFORMATION

Doug Johnson | Executive Director

Finding Wally Carr

Packing up and moving WMA's large office to a new location — after more than 25 years in the same place — was a challenging feat. What should move to the new office? What should be recycled after the emptying of scores of filing cabinets and storage closets? Of course, we saved the historic papers and files, the required financial documents, the old photos and awards, and every *Reporter* and *Newsline* published. Most importantly, we took down and wrapped up all the portraits of WMA presidents that have hung proudly on the walls of the conference room at 455 Capitol Mall.

I had the privilege of knowing and working with many of the presidents — but not most. I was too young. Over the years, in many staff meetings in the conference room, I would often look up and see the legendary presidents — especially Norm Busch and Norm McAdoo — smiling back down. Knowing the highest, most prestigious honor WMA presents annually, to a most deserving member, was first named the Wallace E. Carr Award and then renamed in 2008, to the Busch, Carr and McAdoo Memorial Award, I always won-

dered where Wally Carr's picture was. Oddly, he had no portrait on the celebrated wall.

One of my tasks in helping to pack up the office was going through



thousands of old photos — mostly from past Conventions, Spring Seminars, committee meetings, and golf tournaments. It was a fun, nostalgic trip down memory lane. After a few hours, I came across an old, black and white photograph (see above) of a gentleman that was unfamiliar to me. I turned it over, and faintly handwritten across its faded glossy back was "Wally Carr, President

1976 – 1977." I found Wally! This photograph will be digitally developed into a portrait that will adorn the conference room wall at WMA's new office at 2295 Gateway Oaks, Sacramento, California. Wally will rightfully join a place of honor alongside his business partners and legendary parkowners Norm Busch and Norm McAdoo. ■

Welcome New Members

California Palms Mobilehome Park
San Jacinto

Del Rio Manufactured
Housing Community
San Leandro

Garvey Mobilehome Park
South El Monte

Homestead Communities LLC
San Francisco

Jewett Mobile Park
Bakersfield

Mark West Estates
Santa Rosa

Palm Drive MHE
Desert Hot Springs

Parkview Estates
San Jacinto

Sunland Mobilehome Park
Sunland

Tres Palmas Village
Brawley

■

Doug Johnson is WMA's Executive Director and can be reached at 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833; phone 916.448.7002, extension 4025; fax 916.448.7085; or email doug@wma.org.



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CAPITOL UPDATE

Chris Wysocki | Legislative Advocate

Local Politics Drive State Legislation — WMA Members Essential to Defending Manufactured Housing Community Industry

As someone who has been in the world of public policy and politics for well over 30 years, I am constantly amazed that so many bad ideas find their way into state legislation. I often ask myself, “How in the world did someone come up with such a misguided solution to a problem that may or not really exist?”

My experience has taught me that many of these ideas come from local elected officials who often seem determined to create winners and losers that help their own political careers. From the perspective of the manufactured housing community industry, local ordinances that impose radical rent control and other burdens on the development and operation of mobilehome communities often find their way into statewide legislation.

The work of our local regional representatives — Saulo Londoño, Jarryd Gonzales, and Julie Paule — helps stop many bad ideas from gaining any traction. Their work and relationships with local government officials is of great value and tremendously important in building coalitions of support for legislation embraced by WMA,

as well as helping to oppose proposed laws that would harm manufactured housing communities across the state. The efforts made by our regional representatives is essential in our efforts to protect WMA members from harmful policies such as rent control, watering of common areas, and many other large and small issues.

Another reason it is important to cultivate relationships with local elected officials is that these individuals tend to be the ones who run for the State Legislature at some point in their careers. At least 44 of them (37 percent) of incumbent legislators running for re-election in 2024 or 2026 have experience with local government at the city or county level. There are also many other candidates with local government experience running for open seats.

If our parkowners can develop relationships with these local elected officials BEFORE they run for the Legislature, it makes the job of lobbying them on statewide legislation much easier as the legislator will (hopefully) have a positive opinion of mobilehome parkowners based on their experience at

the local level. As I’ve often written in this column and in my weekly Capitol Updates, the importance of personal relationships between parkowners and elected officials cannot be overstated.

Our regional representatives are also vital to our state lobbying team by assisting in the planning of park tours with state legislators. These tours, which have been planned and attended by our entire regional team, yield important benefits that we regularly use in lobbying for and against key bills.

At the state level, we use these park tours as educational opportunities for legislators to learn about the mobilehome park industry. Our regional team works very hard to identify parks to tour and handle many of the logistics required to have several parkowners attend these tours with their State Assemblymember or State Senator.

The other key element of our lobbying success in the Legislature is our political action committee (PAC). Many of the legislative candidates the WMA PAC supported first received financial assistance from WMA while running for local office.

Consumer Price Index

Percent Change — May 2024

All Urban Consumers

	12 Months Ending		One Month Ending
	April 2024	May 2024	May 2024
US City Average	3.4	3.3	0.2
Los Angeles/Long Beach/Anaheim	3.9	3.9	0.1
Bimonthly Data	Year Ending		Two Months Ending
	February 2024	April 2024	April 2024
San Francisco, Oakland, Hayward	2.4	3.8	1.8

Urban Wage Earners and Clerical Workers

	12 Months Ending		One Month Ending
	April 2024	May 2024	May 2024
US Average City	3.4	3.4	0.1
Los Angeles/Long Beach/Anaheim	3.9	3.7	0.0
Bimonthly Data	Year Ending		Two Months Ending
	February 2024	April 2024	April 2024
San Francisco, Oakland, Hayward	2.9	4.0	1.5

Release date June 12, 2024. For the latest data, visit <http://www.bls.gov/regions/west/cpi-summary/home.htm>.

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Participation of our members in the WMA PAC helps us elect people for local and state office who share our commitment to private property rights and entrepreneurship.

If the candidate our PAC supported for local office ends up getting elected to the State Legislature, he or she often turns out to be an ally who can work with other lawmakers to convince them of the merits or deficiencies of a particular piece of legislation.

The entire team at WMA is dedicated to protecting and defending parkowners from assaults on the manufactured housing community industry, and our successes are a testament to the hard work of our staff who work at the local and state levels. However, most of the credit for our achievements goes to our WMA members who step up

and engage with their local officials and state lawmakers on matters affecting our industry.

In short, no single person can claim all of the credit for stopping statewide rent control this year or stopping a bill that would have given a right of first refusal to residents to purchase a mobilehome park up for sale. On these and other existential threats, our regional representatives, our state legislative team, our WMA legal advisors, our WMA members, and other like-minded organizations all came together to implement a strategy designed to preserve our industry's ability to operate.

As the State Legislative Advocate, it is an honor to work closely with our entire team — who have more experience than many may realize. The work our regional representatives do every day gives us an early

warning about ideas that may percolate up to the Legislature and become proposed laws affecting the entire state. Similarly, our state legislative team often works with our regional representatives to potentially help them stop local ordinances that may conflict with state law or seek to enact ideas previously defeated in the Legislature.

It is an honor to serve as the State Legislative Advocate for WMA and work with our dedicated staff, our outstanding regional representatives, and our committed Board of Directors, legal advisors, committee members, and hundreds of WMA members as we together fight to defend the interests of mobilehome parkowners around the state. Please call me at 916.288.4026 or email me at chris@wma.org if you have any questions or if I may be of assistance. ■

Chris Wysocki is WMA's Legislative Advocate and can be reached at 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833; phone 916.288.4026; fax 916.448.7085; or email chris@wma.org.

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REGIONAL FOCUS

Julie Paule | Regional Representative

Michael Weinstein's Last Dance?

There he goes again. Michael Weinstein, president of the AIDS Healthcare Foundation — the organization behind the last two failed statewide rent control initiatives, has qualified yet another initiative for voters' consideration in the upcoming November election.

The proposed initiative will repeal the well-known Costa-Hawkins Act, which protects most rental properties from controls on new rent upon vacancy. Sadly, California's mobilehome parks don't have this protection — a fact that many reading this are painfully aware of. The good news for rental property owners is that the politically active philanthropist, Weinstein, is chronically unsuccessful in securing his political goals. His previous statewide rent control initiatives lost by 20 points in 2018 and 2020.

The campaign took an odd turn when uber-conservative Huntington Beach Council Member Tony Strickland publicly questioned if property owners in his town should support the measure. Strickland is a friend to business and property owners. He is an outspoken critic of rent control and has a voting record to match his rhetoric. Why would a property rights politician give passive support to this anti

property rights initiative? It is a complex answer.

Council Member Strickland and the conservative majority vigorously fought the "anti-woke" agenda locally in Huntington Beach. The city council majority has taken on library books, mask mandates, and housing mandates from Sacramento. The elected Huntington Beach City Attorney Michael Gates has fought Governor Newsom and Attorney General Bonta's housing mandates, saying they would change the bedroom community into an urban city requiring the city to approve unwanted high-density housing. The city's legal fight has fallen short, with the courts siding with the state.

To bolster the city's fight against the state's objectionable housing mandates, Council Member Strickland announced: *"There is a solution to our issues in an unlikely place. Statewide rent control is a ludicrous idea, but the measure's language goes further. It gives local governments ironclad protections from the state's housing policy and therefore overreaching enforcement."*

The Strickland declaration, whether true or not, has peeled away some high-profile Democrat sup-

port for the initiative. Politics makes strange bedfellows.

Another odd aspect of this special-interest war is the use of a nonprofit entity — the AIDS Healthcare Foundation — to promote political initiatives. The AIDS Healthcare Foundation operates a large network of clinics and pharmacies in multiple countries and, according to Politico, *"AIDS Healthcare Foundation relies on the decades-old federal drug discount program designed to help hospitals and other healthcare nonprofits treat low-income patients. Known as 340B, it allows the organization to purchase prescriptions at a deep discount and charge public programs the standard amount. AHF has long argued that it spends 340B funds for their intended purpose and that the foundation is allowed to spend a certain percentage on political activity."*

Weinstein has exploded this allowance to develop and operate a large political operation employing campaign and media strategists, along with grassroots activists and canvassers, to advance statewide tenant protections and ballot initiatives.

The California Apartment Association has proactively qualified

the “Protect Patients Now Act,” which will clip Weinstein’s wings. The initiative’s tagline is “Stop the Weinstein Scam” and will require, specifically, the AIDS Healthcare Foundation to spend 98% of its revenues on providing healthcare to low-income patients — not on politics.

Voters can brace themselves for a litany of ads this fall, aimed at the greed of corporate landlords *and* Michael Weinstein. Both will most certainly be the focus of the other, each of whom has promised to spend millions of dollars to win.

The advantage is certainly with the property owners and the California Apartment Association. Their track record of handily beating Weinstein’s past proposals is impressive and hard for Weinstein to overcome. Especially when he is also the target of their counterproposal and will simultaneously be on defense.

Rental property owners’ willingness to take on a bully like Weinstein and expose his arguably gross business practices is admirable. California doesn’t have a lot of political bright spots, but this battle does have a protagonist to cheer for. ■

Julie Paule is WMA’s Regional Representative for the San Diego, Orange, Imperial and Riverside areas. She can be reached at 40335 Winchester Road, E-165, Temecula, CA 92591; phone 951.704.2427; fax 951.926.8770; or email: julie@pauleconsulting.com.



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REGIONAL FOCUS

Jarryd Gonzales | Regional Representative

A Not-So-Funny Comedy Skit: Los Angeles County Caps Rents Again (Mobilehome Communities Could Be Next)

The Los Angeles County Board of Supervisors recently advanced a motion introduced by Supervisor Holly Mitchell that proposes significant changes to the current rent control ordinance and extends the current four percent rent increase cap through 2024. It passed 3-2, with Supervisors Barger and Hahn (yes, Hahn) voting against the motion.

It is important to note that this development applies only to apartments and does NOT apply to mobilehome parks (for now), but still warrants WMA's close attention.

The motion language reads as follows (note that this is a slightly abbreviated version):

1. Extend the current 4% rental increase cap in the unincorporated County through December 31, 2024.
2. Direct County Counsel, in consultation with the Department of Consumer and Business Affairs (DCBA), to return to the Board with an amendment to Chapter 8.52 of the Los Angeles County Code (Rent Stabilization and Tenant Protections Ordinance (RSTPO)) reflecting the above extension of the current 4% rental increase cap, from July 1, 2024, through December 31, 2024, for fully covered rental units in the unincorporated County.
3. Instruct DCBA, in consultation with the Chief Executive Officer (CEO) and County Counsel, to return to the Board with a further amendment to the RSTPO to reflect the following, effective January 1, 2025:
 - a. Limit annual rent increases for fully covered rental units subject to the RSTPO to 60% of the percentage change in the Consumer Price Index (CPI) over the previous 12-month period ending in September, not to exceed a maximum rent increase of 3%, unless otherwise determined by DCBA.
 - b. Prior to December 31, 2026, a Small Property Owner may increase rent on a rental unit by an additional one percent (1%) annually above the allowable annual rental increase specified above for a rental unit, which shall not exceed four percent (4%), unless otherwise determined by DCBA. Define a "Small Property Owner" as a landlord that meets the requirements below:
 - i. Is qualified for and receives a Homeowners' Property Tax Exemption for the property on which the subject rental unit is located; or
 - ii. Owns or controls only one rental property with no more than 50 rental units; or
 - iii. Owns or controls no more than 3 rental properties with a combined total of no more than 10 rental units, including any outside of Los Angeles County.
4. Instruct DCBA to report back to the Board in writing by

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March 31, 2026, on the status and outcomes of RSTPO updates per this motion.

Like the Mobilehome Rent Stabilization and Mobilehome Owner Ordinance (MRSMOPO), the apartment rent control equivalent (RSTPO) was enacted by the Board of Supervisors in April 2020. COVID-related rent increase moratoria ensued, followed by a string of rent caps. To this day, the ordinances have yet to be fully implemented as enacted. These goal post-moving changes to the ordinance are straight out of a comedy skit and can best be illustrated by the following bit in *"Monty Python and the Holy Grail"*:

King Arthur: *O Knights of Ni, we have brought you your shrubbery. May we go now?*

Head Knight: *It is a good shrubbery. I like the laurels particularly. But there is one small problem.*

King Arthur: *What is that?*

Head Knight: *We are now no longer the Knights Who Say Ni; We are now the Knights Who Say Ekky Ekky Ekky Ekky Pitang Zoom Boing Zou Zim. Therefore, we must give you a test.*

King Arthur: *What is this test, O Knights of...Knights*

who til recently said Ni?

Head Knight: *Firstly, you must find...ANOTHER SHRUBBERY!*

Supervisor Holly Mitchell, who authored the motion, said, "It is intended to keep housing affordable for renters without squashing the ability of mom-and-pop landlords to survive. At the heart of Supervisor Mitchell's motion is a proposal seeking to curb rent increases to a level many consider overly restrictive. The amendment aims to cap annual rent hikes at 60% of the CPI change or a maximum of three percent. While the intention is to provide greater stability and affordability for tenants, such stringent measures will pose significant challenges for property owners, especially those struggling with rising maintenance costs, insurance premiums, and other operational expenses. Unfortunately, this is a fitting example of what *Good to Great* author Jim Collins had in mind when he quipped, 'Bad decisions made with good intentions, are still bad decisions.'"

Mobilehome parkowners need to note that, at present, this motion does not extend to their parks. The focus remains on traditional rental units. However, given the direction of these regulatory efforts, similar constraints could eventually be applied to mobilehome parks. In the meantime, there are two key strategies to implement while trying to stay

under the radar as long as possible:

1. **Stay Informed:** It's crucial to be on the lookout for WMA Regional Representative communications to keep abreast of updates from the LA County Board of Supervisors and other relevant bodies.
2. **Be Prepared:** Analyzing the potential financial impact of similar rent caps on mobilehome parks is vital. Should a similar ordinance apply to mobilehome parks, this type of analysis will help you make informed decisions and provide Supervisors with examples of the harm these changes would have on your parks and your business.

Specifically, pointing to the challenges these proposed regulations pose for property owners is essential. Many mobilehome parkowners operate on slim margins and face increasing costs. Overly restrictive rent caps could lead to unintended consequences such as reduced maintenance, fewer property improvements, and, ultimately, a decreased overall quality of housing.

The current exclusion of mobilehome parks from this motion offers a reprieve. Still, if the history of this Board of Supervisors is any indication, WMA and parkowners must remain vigilant and ready to engage. In the meantime, staying undetected is the best strategy. ■

Jarryd Gonzales is WMA's Regional Representative for the Central Valley, Coastal and Los Angeles areas. He can be reached at 17011 Beach Boulevard, Suite 900 PMB 586, Huntington Beach, CA 92647; phone 714.475.3394; or email: jarryd@goodpr-group.com.



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Saulo Londoño | Regional Representative

Thomas Sowell on Rent Control

In his book *Economic Facts and Fallacies*, released in 2011, Thomas Sowell states that *"Some things are believed because they are demonstrably true, but many other things are believed simply because they have been asserted, repeatedly."* WMA members, accustomed to rent control battles in California, understand very well what Sowell meant with this quote.

Thomas Sowell, a renowned American economist and social philosopher, is a Senior Fellow at the Hoover Institution. He is a published author and a well known voice on both TV and radio. I first read *Economic Facts and Fallacies* when it was published 13 years ago. I recently decided to read it again, and found some gems worth discussing.

In the book, he describes the biggest economic fallacy about housing: that affordable housing requires government intervention in the housing market, via the use of subsidies, rent control, or other devices. He points out that at the beginning of the twentieth century (1901), before government intervention became pervasive in housing markets, people were paying a smaller percentage

of their expenditures for housing than at the end of that same century (2003).

This reality, Sowell states in a later interview, is a direct result of gov-



ernment intervention — which he says only works well for the politicians:

"They get the reputation of being for the poor and the down-trodden; they are setting aside affordable housing units, usually in token amounts, and preventing the evil landlords from raising the rents through rent control; they are able to keep the pub-

lic paranoid about what happens if they take away rent control, and they gain politically by doing that. Both the landlords and the tenants lose, in different ways and to different extents. The landlords lose because they can't make the profit they would have made otherwise, and the tenants lose because they can't find a place to stay."

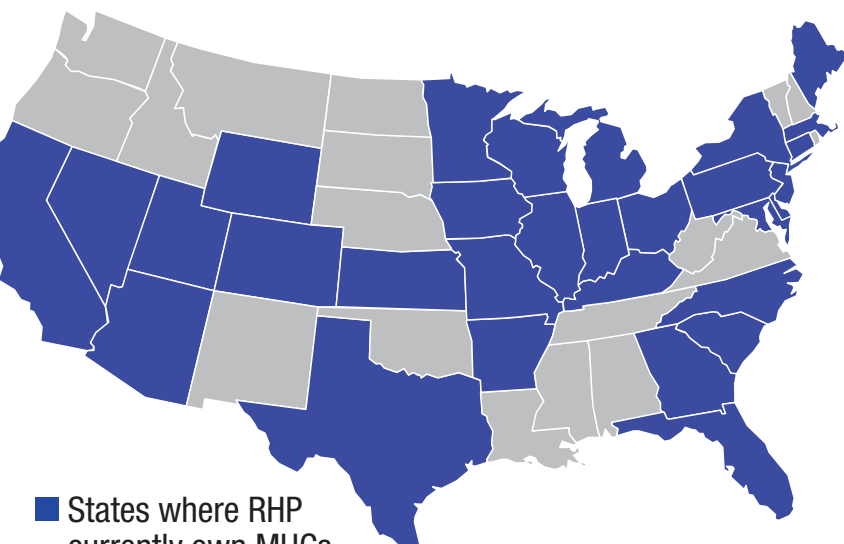
Sowell reported that the 1970 census showed that a median-income San Francisco Bay Area family could dedicate 25% of their income to housing and pay off their mortgage in just 13 years. By 1980, a similar family had to spend 40% of their income to pay off a mortgage in 30 years. By 2011, that figure was up to 50%. It has surely only increased in the 13 years since then.

"By and large, the decade of the 1970s marked the beginning of severe government restrictions on housing. That same decade marked the meteoric rise of housing prices in those places where the restrictions were particularly severe, such as coastal California. An economic study of housing prices concluded that in most cases, the decade in which housing markets became unaffordable closely followed the approval of state growth-management laws or restrictive local plans."



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Sowell suggests that this same high correlation between government intervention and rising costs can be found across the world: *“An international study of 26 urban areas with severely unaffordable housing found 23 of those 26 to have strong ‘smart-growth’ policies. The results belie the phrase.”*

Sowell recognizes that correlation is not causation, so he digs deep into the economics, history, and politics of the issue, in order to scrutinize alternative explanations to these patterns.

Eventually, Sowell gets to politics and the courts. He states that court decisions over the years have eroded property rights, which were increasingly regarded as simply private privileges of people who happened to be fortunate enough to own substantial property.

“The landmark court decision in the Petaluma case in 1975 opened the floodgates to a vast expansion of housing restrictions in communities where ‘planning’ was in vogue. One of the ironic consequences of regarding property rights as simply benefits enjoyed by more fortunate people — rather than as fundamental checks on government power — was that affluent and wealthy communities could now restrict the ability of moderate-income and low-income people to move into their communities.”

Prophetically, we see this exact same dynamic happening in Petaluma today. By further restricting yearly rent increases and instituting full vacancy control, the city (and their regional neighbors in Sonoma County) is artificially raising the value of deteriorating units, keeping low- and moderate-income families out of the region who cannot afford the artificially elevated cost of purchasing a mobilehome. While pretending to protect the “poor and down-trodden,” these politicians are actually protecting the home equity of wealthy individuals.

Sowell explains this perverse dynamic:

“The high housing prices created by these restrictions do not have to be paid by the home-owners already living in these communities. Therefore newcomers would have to be at least as affluent as existing residents in order to afford the higher housing prices. Far from losing anything by housing restrictions, existing homeowners see the value of their property shoot up — and it is existing residents who vote on local housing restrictions that raise housing prices for newcomers.”

Sowell contrasts this dynamic with what happens when property rights prevail in a free market. He points to Harlem as an example. It was a middle-class white com-

munity in the early 20th century, but in just one decade, it became a working-class black community. *“Where property rights prevail in a free market, housing circulates regularly among different classes of people.”*

Sowell states that respect for property rights means that existing residents and potential newcomers compete for the same space on an equal basis in the marketplace, rather than in a political process in which only existing residents can vote.

I highly recommend WMA members who are looking for a good read to pick up *Economic Facts and Fallacies* by Thomas Sowell. His observations are thoughtful and timeless. In a column full of excellent quotes, I’ll leave you with one last one:

“In summary, a policy intended to make housing more affordable for the poor has resulted in resources being redirected to the construction of houses that are only affordable for the rich or wealthy, since generally, luxury homes are not subject to rent control, and neither are office buildings and other commercial properties. This illustrates, among other things, the crucial importance of making a distinction between intentions and consequences.” ■

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

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FEATURE ARTICLE

Chris Villarreal | Associate Fellow, R Street Institute

Fixed-Fee Utility Scheme Is Bad News

It Will Raise Bills and Reduce Conservation

*(Reprinted with permission by the R Street Institute; originally written for the **Orange County Register**)*

California has adopted a new rate structure for residential utility customers that's designed to make their electric bills more equitable and affordable, and encourage them to shift to electric appliances and vehicles. The likely result, however, will be higher utility bills — and an increase in electricity usage at a time when the state is struggling to avoid blackouts. The new system will also undermine the state's conservation goals.

In response to Assembly Bill 205 signed by Governor Gavin Newsom in 2022, the California Public Utilities Commission (CPUC) has adopted a new fixed charge on customers' bills. Residential customers of Southern California Edison and San Diego Gas & Electric will see the hike beginning in 2025, while customers of Pacific Gas & Electric and some smaller utilities will see the increase the following year.

While well-intentioned, this new fixed charge of \$24.15 could end up costing customers money and wasting energy in the long run — two outcomes that actually run afoul of California's conservation and equi-

ty goals. Leave it up to the California Legislature to design a law that contradicts its stated goals and that misunderstands basic economics.

Residents currently pay for electricity based solely on the amount of electricity they use. By introducing a fixed charge, customers are unable to mitigate or avoid this cost. A portion of the bill will still be based on how much they consume, but this shift suggests the state is less interested in conservation and more interested in throwing a lifeline to the utilities.

It's pretty simple. If more of one's bill is fixed and less of it based on usage, customers will be incentivized to use more electricity since it will add less to their bill. In fact, some of the law's backers saw that perverse incentive as a feature — not a bug — of the new rate structure. Utilities have long complained about California's rate design because it encourages customers to use less electricity. In theory, this fixed charge is supposed to cover the minimal amount of costs to serve a home or business, but the state is reducing an important

price signal that encourages people to conserve.

If it is costly to keep their lights on for an hour on a sunny day, it may encourage customers to install more efficient appliances, install solar, or use electricity at a later time when prices are lower. This is the state, after all, that since 2001 has been sending text messages asking residents to save energy to avert blackouts.

This current pricing structure was developed in the 1970s when the CPUC adopted policies requiring electricity rates to focus on energy efficiency and conservation. So, rates were entirely based on total consumption. Simply put, a customer who uses a lot of electricity is a drain on the system and should pay for those costs.

California officials eventually decided this pricing structure wasn't granular enough, so they reformed it to account for high and low demand times. For example, prices are higher on a really hot day when everyone is running their air conditioning and there is limited



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available electricity. These rates provided a signal not only for the customer to be more efficient, but for the electricity system as a whole to be more efficient.

California has some of the highest electricity rates (although its bills are mid-pack because we use less electricity overall) in the country, and this is largely because residential customers have not had a fixed charge as part of their bill. In most states, utilities charge residential customers between \$10 and \$12 a month with a separate price for the consumption portion. California's new fixed charge is more than double that typical price (although it will be lower for some low-income customers).

In shifting to a fixed charge, the CPUC had to make several determinations. Notably, it chose to ignore a long-standing principle that state commissions use to make these decisions: The person causing the cost should pay for the cost. Instead, the CPUC mainly decided on a dollar amount, then worked backward to

figure out what costs could be recovered through the fixed charge.

This change undermines California's long-standing preferences for energy efficiency and conservation. Introducing a fixed charge, especially one as high as adopted by the CPUC, means customers may now decide that using electricity during times of high demand and high prices is fine. This runs the risk of enabling major electricity waste. This could be just the beginning, too.

By muting the price signal, California may no longer be a national leader in solar deployment and energy efficiency. Instead, the state is reducing conservation incentives and risks losing market opportunities for new products and services that can help customers save money by using less electricity. Many people will also pay higher bills, which increasingly feels like California's unofficial motto. ■

Chris Villarreal is an associate fellow with the R Street Institute's energy and environment team. This article appeared in the **Orange County Register** and can be found at ocregister.com/2024/06/06/fixed-fee-utility-scheme-will-raise-bills-and-reduce-conservation.



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[AB 661](#)

(Patterson, Joe)

Utility services: electronic communication.

The Mobilehome Residency Law, prescribes various terms and conditions that regulate tenancies in mobilehome parks. That law requires management to post written notice on the mobilehomes of all affected homeowners and residents of a mobilehome park of an interruption in utility service at least 72 hours in advance, as specified. This bill would authorize management, upon voluntary, written consent, as defined, of the homeowner or resident, to provide that notice through electronic communication, as defined.

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Position: Sponsored

Status: 6/13/2024 - Enrolled and to the Governor

[AB 3200](#)

(Hoover)

Master-metered mobilehome parks and manufactured housing communities: transfer of water systems.

Would require the Public Utilities Commission to authorize and establish a pilot program for specified water corporations to accept the transfer of ownership and operational responsibility of water systems in master-metered mobilehome parks or manufactured housing communities, and provide that the exemption described above does not apply to the maintenance or provision of water service by a water corporation pursuant to that pilot program, as specified. The bill would authorize the owner of a master-metered mobilehome park or manufactured housing community that provides water service to residents to transfer ownership and operational responsibility to the water corporation providing service in the area in which the park or community is located, or as the park or community owner and the serving water corporation mutually agree. The bill would impose specified duties on a water corporation and on the owner of the mobilehome park or manufactured housing community in connection with the transfer. The bill would require the commission to establish procedures for initiating and completing the transfer, as provided, including by requiring the owner of the mobilehome park or manufactured housing community to provide written notice of the intent to transfer ownership and operational responsibility of a water system in a mobilehome park or manufactured housing community to the water corporation. The bill would require the commission to authorize the water corporation to recover in its revenue requirement and rates all costs to acquire, improve, upgrade, operate, and maintain transferred mobilehome park or manufactured housing community water systems. The bill would also require the commission to adopt a standard form contract for these transfers that would be the basis for an expedited approval of the transfer. The bill would prohibit costs related to the transfer of ownership process from being passed through to the park or community residents, but would provide that those costs would be recoverable in rates. The bill would authorize the mobilehome park or manufactured housing community owner, by written notice, to stop the transfer process at any time.

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Position: Sponsored

Status: Assembly Dead

[SB 1108](#)

(Ochoa Bogh)

Mobilehome parks: notice of violations.

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Existing law 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, until January 1, 2025, requires an enforcement agency, after conducting an inspection and determining that a violation exists, to issue a notice to correct the violation to the registered owner of the manufactured home or mobilehome and provide a copy to the occupant thereof, if different from the registered owner. Current law requires the registered owner to be responsible for the correction of any violations for which a notice of violation has been given. For violations other than imminent threats to health and safety, as provided, current law requires the notice of violation to allow 60 days from the postmarked date of the notice or date of personal delivery for the elimination of the condition constituting the alleged violation. Current law requires the department to develop a list of local agencies that have home rehabilitation or repair programs for which registered owners or occupants of manufactured homes and mobilehomes residing in mobilehome parks may be eligible, as specified. Existing law repeals these provisions on January 1, 2025. This bill would revise and recast the above-described requirements to extend their operation indefinitely.

Position: Sponsored

Status: Assembly Housing and Community Development

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[AB 2022](#)

(Addis)

Mobilehome parks: emergency preparedness.

Current law, under the Mobilehome Parks Act, requires every park with 50 or more units to have a person who is responsible for, and will respond in a timely manner to, emergencies concerning the operation and maintenance of the park that resides in the park and has knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and familiarity with the emergency preparedness plans for the park. This bill would, starting June 1, 2025, require that person who is responsible for emergencies concerning the operation and maintenance of the park to have knowledge of emergency procedures relative to access to park entrances and exits.

Position: Oppose

Status: Senate Housing

[AB 2399](#)

(Rendon)

Mobilehome park residences: rental agreements: Mobilehome Residency Law Protection Program.

The Mobilehome Residency Law, governs the terms and conditions of residency in mobilehome parks and prescribes the content of a rental agreement for a tenancy. Current law requires that a copy of the Mobilehome Residency Law be provided as an exhibit and incorporated into the rental agreement by reference, as specified. Current law also requires that a copy of a specified notice containing the rights and responsibilities of homeowners and park managers be included in the rental agreement and requires management to provide a copy of the notice to all homeowners each year, as specified. The Mobilehome Residency Law Protection Act, until January 1, 2027, establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development, which requires the department to provide assistance in taking complaints, and helping to resolve and coordinate the resolution of those complaints, from homeowners relating to the Mobilehome Residency Law. This bill would require the above-specified notice to additionally include information about the Mobilehome Residency Law Protection Program, as specified.

Position: Oppose

Status: Senate Third Reading

[AB 2539](#)

(Connolly)

Mobilehome parks: sale: notice: right of first refusal.

The Mobilehome Residency Law requires the owner of a mobilehome park who enters into a written listing agreement with a licensed real estate broker for the sale of the mobilehome park or who offers to sell the mobilehome park to any party to provide written notice of the owner's intention to sell to specified members of a resident organization formed by homeowners for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park. Current law requires the owner to provide this notice not less than 30 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. Current law prohibits an offer to sell a park from being construed as an offer unless it is initiated by the park owner or their agent. Current law provides various exceptions to this notice requirement, including that no notice is required unless the resident organization has first furnished the park owner or park manager with a written notice of the name and address of the president, secretary, and treasurer of the resident organization, as specified. This bill would require the owner to provide the above-described notice if they accept an offer from any buyer. The bill would also require the owner to provide the above-described notice to all residents of the mobilehome park and the Department of Housing and Community Development not less than 120 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. The bill would grant the resident organization a right of first refusal to the mobilehome park and give them 120 days from the time they receive the above-described notice to make an offer.

Position: Oppose

Status: Assembly Dead

[AB 2778](#)

(Muratsuchi)

Mobilehome Affordability Act: mobilehome parks: rent caps.

Would enact the Mobilehome Affordability Act. The bill 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, or 5%, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase, 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. Notwithstanding these provisions, the bill would authorize management to increase the rental rate by 5% after a transfer of a mobilehome park, as specified.

Position: Oppose

Status: Assembly Dead

[SB 1095](#)

(Becker)

Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.

The Manufactured Housing Act of 1980 (the "act"), requires the Department of Housing and Community Development to enforce various laws pertaining to the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home, mobilehome, commercial coach, or special purpose commercial

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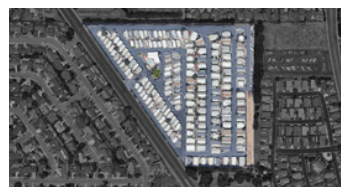


ADDRESS: 700 W VILLANOVA ROAD
OJAI, CA 93023

SPACES: 25 TOTAL SPACES

SALE PRICE: \$3,000,000

DEL CIELO MHP



ADDRESS: 3210 SANTA MARIA WAY
SANTA MARIA, CA 93455

SPACES: 185 SPACES

SALE PRICE: \$20,950,000

VMA OVERVIEW

308

TOTAL
LISTINGS
SOLD

23+

YEARS OF
EXPERIENCE

78+

MANAGED
PROPERTIES

5500+

MANAGED
SITES

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coach. The act defines “manufactured home” and “mobilehome” to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The act specifies that it does not prohibit the replacement of water heaters or appliances for comfort heating in manufactured homes or mobilehomes with fuel-gas-burning water heaters or fuel-gas appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome, as specified. This bill would extend those provisions to also apply to electric water heaters and electric appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome.

Position: Oppose_Unless_Amended

Status: Senate Dead

[SB 1103](#)

(Menjivar)

Tenancy of commercial real properties: agreements: operating costs.

Current law requires a landlord of a residential dwelling to give notice to the tenant a certain number of days before the effective date of a rent increase depending on the amount of the increase, as specified. This bill would apply this requirement to leases of commercial real property by a qualified commercial tenant, as defined. The bill would specify, in all leases for commercial real property by a qualified commercial tenant, that a rent increase would not be effective until the notice period required by these provisions has expired. The bill would also specify that a violation of these provisions would not entitle a qualified commercial tenant to civil penalties.

Position: Oppose

Status: Assembly Judiciary

LEGISLATION SUPPORTED BY WMA

[AB 1999](#)

(Irwin)

Electricity: fixed charges.

Current law authorizes the Public Utilities Commission to adopt new, or expand existing, fixed charges, as defined, for the purpose of collecting a reasonable portion of the fixed costs of providing electrical service to residential customers. Under current law, the commission may authorize fixed charges for any rate schedule applicable to a residential customer account. Current law requires the commission, no later than July 1, 2024, to authorize a fixed charge for default residential rates. Current law requires these fixed charges to be established on an income-graduated basis, with no fewer than 3 income thresholds, so that low-income ratepayers in each baseline territory would realize a lower average monthly bill without making any changes in usage. This bill would prohibit modifications to the amount of the income-graduated fixed charge from exceeding changes in inflation, as provided. The bill would make the provisions authorizing the income-graduated fixed charge inoperative on July 1, 2028. The bill, commencing July 1, 2028, would instead permit the commission to authorize fixed charges that, as of January 1, 2015, do not exceed \$5 per residential customer account per month for low-income customers enrolled in the California Alternate Rates for Energy (CARE) program and that do not exceed \$10 per residential customer account per month for customers not enrolled in the CARE program.

Position: Support

Status: Assembly Dead

[AB 2247](#)

(Wallis)

Mobilehome Parks Act: enforcement: notice of violations: Manufactured Housing Opportunity and Revitalization (MORE) Program: annual fee.

Current law requires the Department of Housing and Community Development to enforce the Mobilehome Parks Act, unless a city, county, or city and county has assumed responsibility for enforcement. A violation of these provisions is a misdemeanor. Current law requires an enforcement agency to enter and inspect mobilehome parks to ensure enforcement of the act, as specified. Current law requires an enforcement agency in developing its mobilehome park maintenance inspection program to inspect the mobilehome parks that the enforcement agency determines have complaints that have been made to the enforcement agency regarding serious health and safety violations in the park. Current law requires enforcement agencies, not less than 30 days before an inspection, to provide individual written notice of the inspection to the registered owners of the manufactured homes or mobilehomes, the occupants thereof, and the owner or operator of the mobilehome park, as specified. Current law repeals these provisions on January 1, 2025. his bill would extend that repeal date to January 1, 2030.

Position: Support

Status: Senate Housing

[AB 2291](#)

(Alanis)

Mobilehomes.

Current law requires the Department of Housing and Community Development, in administering the Mobilehome Residency Law Protection Program, to contract with one or more qualified and experienced nonprofit legal services providers and refer complaints selected for evaluation, and which are not resolved, to these nonprofit legal service providers for possible enforcement action, as specified. This bill would require the department to conduct regular surveys of complainants referred to a nonprofit legal services provider, as specified. The bill would require the department to monitor updates from a nonprofit legal services provider to detect any inappropriate denial of services and would require the department to respond immediately to correct any denials.



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Position: Support

Status: Senate Housing

[AB 2387](#)

(Pellerin)

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

The Mobilehome Parks Act (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, subject to specified exceptions, authorize an owner of an existing mobilehome park that is subject to, or intends to qualify for, a valid permit to operate the park, to apply to the enforcement agency to add additional specified lots to the mobilehome park not to exceed 10% of the previously approved number of lots in the mobilehome park, if the owner has not had their permit to operate suspended. The bill would require the owner to apply to the enforcement agency for, and obtain from the enforcement agency, all required permits pursuant to the act before adding additional lots. The bill would exempt the additional lots from any business tax, local registration fee, use permit fee, or other fee, except those fees that apply to the existing lots in the park, and would prohibit the owner from reducing the size of, or interfering with, certain existing facilities without first complying with specified requirements for creating, moving, shifting, or altering lot lines.

Position: Support

Status: Senate Housing

[AB 2997](#)

(Patterson, Joe)

Subdivisions: manufactured homes.

The Manufactured Housing Act of 1980 defines "manufactured home" for these purposes to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. 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. In this regard, among other things, the bill would require the manufactured home development project to (1) be located on a site that is zoned for residential use and that is no larger than 10 acres, (2) consist of no more than 100 manufactured homes, and (3) include a childcare facility. The bill would require all of the housing units of the project be manufactured homes and subject to specified state building standards. The bill would require a project proponent subject to these provisions to certify to the local government that certain wage and labor standards will be met, including a requirement that all construction workers be paid at least the general prevailing rate of wages, as specified.

Position: Support

Status: Assembly Dead

[SB 1052](#)

(Seyarto)

Mobilehomes.

The Mobilehome Residency Law Protection Act, until January 1, 2027, establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development to assist in taking and resolving complaints from homeowners relating to the Mobilehome Residency Law. Current law requires the department, in administering the program, to contract with one or more qualified and experienced nonprofit legal services providers and refer complaints selected for evaluation, and which are not resolved, to these nonprofit legal service providers for possible enforcement action, as specified. This bill would require a nonprofit legal services provider contracted with the department to provide the department, in its role as the contract manager overseeing the performance of nonprofit legal services contracts, with full access to information regarding the status of each case and the services provided to complainants. The bill would prohibit laws relating to the attorney-client privilege or attorney work product doctrine that protect the confidentiality of communications or records from preventing disclosure, as provided. To the extent any information disclosed to the department includes confidential information subject to the attorney-client privilege or work product protection, the bill would prohibit any described disclosure from constituting a waiver of that privilege or protection.

Position: Support

Status: Senate Dead

OTHER LEGISLATION

[AB 2187](#)

(Bryan)

Office of Tenants' Rights and Protections.

Current law provides that there is in state government, in the Business, Consumer Services, and Housing Agency, the Civil Rights Department under the direction of an executive officer known as the Director of Civil Rights, who is

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appointed by the Governor. Among other responsibilities, the department is required to issue publications that in its judgment will tend to promote goodwill and minimize or eliminate discrimination in housing, as specified. This bill would, upon appropriation by the Legislature, establish the Office of Tenants' Rights and Protections in the Business, Consumer Services, and Housing Agency, administered by a director appointed by the Governor, and would require that office to create and maintain an up-to-date, digestible, and language-inclusive list of statewide tenants' rights and protections.

Status: Assembly Dead

AB 2216

(Haney)

Tenancy: common household pets.

Would prohibit a landlord, before the landlord has accepted a prospective tenant's application for a dwelling unit, from asking the prospective tenant or otherwise inquiring into whether the prospective tenant plans to own or otherwise maintain a common household pet in the tenant's dwelling unit. The bill would require a prospective tenant, no later than 72 hours before entering into a rental agreement, to inform the landlord if the prospective tenant plans to own or otherwise maintain a common household pet.

Status: Senate Judiciary

AB 2257

(Wilson)

Local government: property-related water and sewer fees and assessments: remedies.

The California Constitution specifies various requirements with respect to the levying of assessments and property-related fees and charges by a local agency, including notice, hearing, and protest procedures, depending on the character of the assessment, fee, or charge. Current law, known as the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with these requirements. This bill would prohibit, if a local agency complies with specified procedures, a person or entity from bringing a judicial action or proceeding alleging noncompliance with the constitutional provisions for any new, increased, or extended fee or assessment, as defined, unless that person or entity has timely submitted to the local agency a written objection to that fee or assessment that specifies the grounds for alleging noncompliance, as specified. This bill would provide that local agency responses to the timely submitted written objections shall go to the weight of the evidence supporting the agency's compliance with the substantive limitations on fees and assessments imposed by the constitutional provisions.

Status: Senate Judiciary

AB 2304

(Lee)

Unlawful detainer: case records.

Current law requires the court clerk to allow specified persons access to case records, including the court file, index, and register of actions, filed in unlawful detainer actions that are limited civil cases. Current law requires that this access must be given to any other person 60 days after the complaint has been filed if judgment against all defendants has been entered for the plaintiff within 60 days of the filing of the complaint, and other persons as specified. Current law exempts from these requirements records in a case that seeks to terminate a mobilehome park tenancy if the statement of the character of the proceeding in the caption of the complaint clearly indicates that the complaint seeks termination of a mobilehome park tenancy. The bill would delete the exemption for access to case records for cases that seek to terminate a mobilehome tenancy, as specified.

Status: Senate Judiciary

AB 2373

(Rendon)

Mobilehomes: tenancies.

The Mobilehome Residency Law Protection Act, until January 1, 2027, requires the Department of Housing and Community Development to provide assistance in resolving and coordinating the resolution of complaints relating to the Mobilehome Residency Law. Under the Mobilehome Residency Law, management of the mobilehome park may only terminate a tenancy for certain reasons. These specified reasons include nonpayment of rent, utility charges, or reasonable incidental charges, or change of use of the park or any portion thereof. This bill would prohibit a tenancy from being terminated and a notice of termination from being issued pursuant to the above-specified reasons during the period of any suspension or expiration of the permit to operate the park. The bill would permit the tenancy to be terminated after both the violation that was the basis of the suspension or expiration has been corrected and a valid permit to operate has been issued by the enforcement agency.

Status: Senate Appropriations

AB 2493

(Pellerin)

Tenancy: application screening fee.

Current law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Current law also prohibits a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time, unless the applicant agrees in writing. Current law also requires a landlord or their agent, if an applicant that has paid an application screening fee makes a request, to provide a copy of the consumer credit report to the applicant who is the subject of that report. This bill would instead authorize a landlord or their agent to charge an application screening fee only if the landlord or their agent, at the time the application screening fee is collected, offers an application screening process, as specified, or the ability for an applicant to apply using a reusable screening platform, as defined. This bill would also prohibit a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a



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reasonable period of time.

Status: Senate Judiciary

AB 2747

(Haney)

Tenancy: credit reporting.

Current law, until July 1, 2025, requires a landlord of an assisted housing development to offer tenants obligated on the lease of units in the development the option of having their rental payments reported to at least one consumer reporting agency, as specified. Current law authorizes a landlord to charge a tenant that elects to have rent reported a \$10 fee and prescribes requirements regarding how the offer of rent reporting is to be made. This bill would require a landlord of a dwelling unit of residential real property to offer any tenant obligated on a lease the option of having the tenant's positive rental payment information, as defined, reported to at least one nationwide consumer reporting agency, as specified. The bill would require, for leases entered into on and after April 1, 2025, the offer of positive rental payment information reporting to be made at the time of the lease agreement and at least once annually thereafter, and for leases outstanding as of January 1, 2025, the offer of positive rental payment information reporting to be made no later than April 1, 2025, and at least once annually thereafter. The bill would authorize a tenant to request, and would require a landlord to provide, additional copies of the written election of positive rental payment information reporting at any time. The bill would authorize a tenant who elects to have positive rental payment information reported as described in these provisions to subsequently file a written request to stop that reporting and would require the landlord to comply with that request.

Status: Senate Judiciary

SB 1148

(Blakespear)

Electrical service: master meters.

Current law requires the Public Utilities Commission to require every residential unit in an apartment house or similar multiunit residential structure, condominium, or mobilehome park issued a building permit on or after July 1, 1982, with certain exceptions, to be individually metered for electrical and gas service. This bill would add an exception from the requirement that every residential unit be individually metered for electrical service for a multifamily site, as defined, that includes deployment of an electrical generation and energy storage facility and that meets specified requirements, including, among other things, that deployment of the electrical generation and energy storage facility is capable of providing backup electricity to the multifamily site using renewable energy resources, that the owner of the multifamily site does not increase rent in association with the costs of the deployment's components or lease agreement, that each tenant's electricity costs are less than what the effective fully bundled rate would have been if billed by the relevant load-serving entity, and that the owner bills the nonresidential meters and residential tenants for electricity usage directly, as measured by private submeters installed by the owner for each individual unit at the site, as specified.

Position: Neutral

Status: Senate Dead

SB 1190

(Laird)

Mobilehomes: solar energy systems.

The Mobilehome Residency Law governs tenancies in mobilehome parks and includes provisions that are applicable to those who have an ownership interest in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, as specified. Among other things, these provisions set forth the rights of residents and homeowners regarding the use of the property. Current law provides that it is the policy of the state to promote and encourage the use of solar energy systems, as defined, and to limit obstacles to their use. Current law prohibits any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, real property, and any provision of a governing document from effectively prohibiting or restricting the installation or use of a solar energy system, but allows for reasonable restrictions thereof. This bill would make any covenant, restriction, or condition contained in any rental agreement or other instrument affecting the tenancy of a homeowner or resident in a mobilehome park, in a subdivision, cooperative, or condominium for mobilehomes, or in a resident-owned mobilehome park that effectively prohibits or restricts the installation or use of a solar energy system, as defined, on the mobilehome or the site, lot, or space on which the mobilehome is located void and unenforceable.

Status: Assembly Judiciary

SB 1408

(Roth)

Mobilehome parks: vehicle removal.

The Mobilehome Residency Law authorizes management, upon the expiration of 7 days, to remove a vehicle from a driveway or designated parking space, when the vehicle remains in violation of a park rule, as specified. Current law provides an exception from these provisions for vehicles that pose a significant danger, as specified. 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, or a space provided by management for parking vehicles, unless any part of that vehicle extends into the park roadway or otherwise poses a significant danger, as specified.

Status: Assembly Consent Calendar

SB 1474

(Allen)

Public utilities: intervenor compensation.

Current law provides compensation for reasonable advocate's fees, reasonable expert witness fees, and other reasonable costs to public utility customers for preparation for and participation in a hearing or proceeding of the

Public Utilities Commission. Current law requires the commission to award a customer compensation if certain requirements are satisfied, including that the customer's presentation makes a substantial contribution to the adoption of the commission's order or decision. Current law requires a customer who intends to seek compensation to file and serve on all parties to the proceeding, within 30 days after the prehearing conference is held, a notice of intent to claim compensation. This bill would instead require a customer who intends to seek compensation to file and serve on all parties to the proceeding a notice of intent to claim compensation within 30 days after the prehearing conference is held or within 30 days of becoming a party to the proceeding, whichever is later.

Status: Senate Dead ■

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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.

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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. That is why we provide VoterVoice to our members to reach out to elected officials. ■



Western Manufactured Housing Communities Association (WMA) Application for Community Membership — 2024 – 2025

Community Membership Categories

- ☐ **Community Membership:** Consists of mobilehome/manufactured housing communities, including communities that rent spaces to recreational vehicles.
- ☐ **501(c)(3) Community:** Consists of mobilehome/manufactured housing communities that are nonprofit corporations.
- ☐ **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?

Do you have operational fire hydrants? ☐ Yes ☐ No

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

Do you permit subleasing? ☐ Yes ☐ No

☐ 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 _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

MEMBER REFERRAL INFORMATION (if applicable)

NAME _____

COMMUNITY/FIRM _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

MEMBERSHIP INVESTMENT

Total Number of Spaces @ \$10.95 per space.....

Minimum Annual Dues — \$435 (40 spaces or less)

\$925 for 501(c)(3) or Resident-Owned Communities

Voluntary Candidate PAC Contribution @ \$9.00 per space

Amount of Check Enclosed

\$ _____

\$ _____

\$ _____

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CREDIT CARD NUMBER _____ EXPIRATION DATE _____

BILLING ADDRESS AND ZIP CODE _____

CARD HOLDER'S NAME _____

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 the 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, 79% of your 2024 – 2025 membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

AUTHORIZED SIGNATURE _____ DATE _____

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Western Manufactured Housing Communities Association (WMA) WMA Application for Service and Industry Membership — 2024 –2025

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 LICENSE _____ 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

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MEMBERSHIP INVESTMENT

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

Voluntary Candidate PAC Contribution @ \$250..... \$ _____

Amount of 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, 79% of your 2024 – 2025 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 owns 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 the WMA Code of Ethics and to maintain membership in good standing.

AUTHORIZED SIGNATURE _____ DATE _____

MAIL TO: WMA | 2295 GATEWAY OAKS DRIVE, SUITE 240 | SACRAMENTO, CA 95833

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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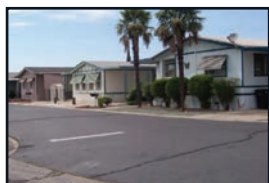
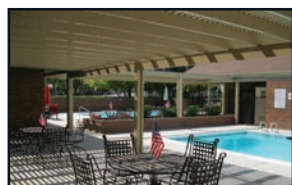


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FOR WMA MEMBERS



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	\$ _____

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 60 Day Notice to Terminate Possession	_____	\$19	\$ _____
141	3 Day Notice to Perform Covenants or Quit and 60 Day Notice to Terminate Possession	_____	\$19	\$ _____
142	60 Day Notice to Terminate Possession for Non-Payment of Rent and/or Non-Performance 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 Lien Holders or Registered Owners.....	_____	\$8	\$ _____
144	Proof of Service.....	_____	\$19	\$ _____
160	Resident's Notice of Termination of Tenancy	_____	\$8	\$ _____

Miscellaneous Forms

210	MISCELLANEOUS FORMS PACKAGE.....	_____	\$115\$	_____
	<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 2 for payment information.

Order Form for WMA Members — Page Two

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ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — (Continued from page 1)			
175*	Notice of Change to Mobilehome Residency Law.....	_____	\$10	\$_____
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	\$_____
153	Notice of Utility Assistance to Low Income Persons.....	_____	\$8	\$_____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — (Continued)			
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.

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- Claims Management
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MEMBERS LOOK!



Make sure you get an up-to-date quote for this year's policy. Also, tell your non-member community friends that WMA's group Workers' Comp program is now accepting qualifying non-member communities — tell them they can now join the group!

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