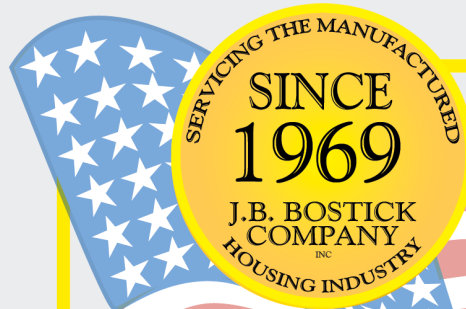


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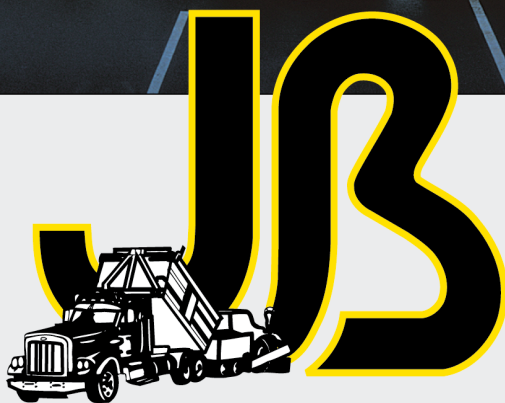
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Editor's Letter

Welcome to our May membership issue! It's WMA's 75th anniversary, which is traditionally considered the Diamond anniversary. With 75 years of experience in aiding and defending the manufactured housing industry, you know you're getting representation and service that's a cut above the rest. If you aren't already a member of our association, please take a look through these pages and see what WMA can offer your business. We've got seminars to keep you updated on new laws and changes to our industry, the MCM program for accrediting park managers, and much more. We have legal resources, listings for service and industry members and regularly updated forms and guides to help your community keep running smoothly.

These are unusual and uncertain times, and the WMA staff is currently working from home, but we're still here to answer questions and provide guidance for our members. If you have any questions related to Covid-19, please take a look at our website: wma.org/COVID-19.

I'm very proud of my coworkers and how we've adapted to these new working conditions, although I think I speak for all of us when I say we will be very happy to see each other at the office again. WMA is not just an association, it's a community, and one I am proud to be a part of. I hope you'll consider becoming a member of our community too.

-Maureen



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WMA—REPRESENTING OWNERS OF MANUFACTURED HOME COMMUNITIES SINCE 1945

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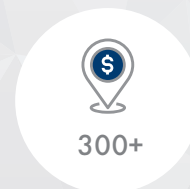
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PRESIDENT'S LETTER

Andy Carey



Andy Carey is the current President of WMA, and CEO of Monolith Properties. He is a licensed Real Estate Broker, Property Manager, and Mortgage Loan Originator
andy@monolithparks.com

Your Voice. Amplified.

Empty Nesters with a nest that feels emptier than usual. Parents enduring the challenges of a teacher's daily life. Families watching their net worth plummet on an ever-bleaker LED display. All while keeping a minimum of six feet apart, and with makeshift facemasks making us look like amateur bank robbers. Have we ever felt more isolated and apart? If there was a time to draw on the power of a unifying force, it is now.

If you read my article from a few months ago, you may recall the focus on how the proliferation of online media "sources" has created a monster. We are inundated with absurd stories about greedy landlords with few counterbalancing stories. That piece was written before the COVID-19 chaos we find ourselves in now.

Never has the Winston-Churchill-turned-Rahm-Emanuel-ism "Never let a crisis go to waste" been more foreboding than it is today. Already, only weeks into this pandemic, certain attention-hungry

legislators call for broad rent freezes, longer and wholesale eviction prohibitions, and even arbitrarily slashing rents by 25% throughout California. The implication is that we cannot be trusted – blowing past any consideration that we have rights. Those who regard us as the problem rather than a part of the solution are champing at the bit to further injure our industry during this time of crisis.

Now, more than ever, we need advocacy. We need a champion of our rights, defending what is left of our economic liberty. WMA is that sentinel, guarding against further harm and promoting our right to conduct our businesses while *choosing* to do what is right, instead of being told how to operate our parks by those who have never set foot in one. Are we always successful? No, we take some hits. But we do land some punches too. And what is our alternative, give up? Never.

In order to advocate effectively, we each have an important role to

play. Take advantage of the training and advancement opportunities offered by WMA. Network, learn and share best practices with other members. We must uphold the values of decency and compassion necessary to help those advocating on our behalf promote that we are to be trusted with our own decisions and are indeed part of the solution to the state's housing crisis.

WMA's leaders and advocates are communicating and working tirelessly with legislators and other stakeholders to stave off harmful policies. Consider the recent defeat of a potential prohibition of rent collection in the City of San Jose and the defeat of rent control with the cooperation of residents in the City of St. Helena. The list

of WMA's promoted helpful policies and opposed harmful ones is exhaustive. While we each have an individual role to play in order to preserve our own interests, the power of advocating with a unified voice – through WMA – cannot be overestimated.

To those of you who are members of WMA let me offer the gratitude from thousands like you for your contributions and support to a cause that is not only good and just, but vital and timely. To those of you considering becoming a member, I urge you – now is the time. We await you with open arms (from six feet away of course), ready for the boost that comes from your engagement and support. Join WMA today and amplify your voice. Thank you. ■

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COUNSEL'S CORNER

Sheila S. Dey | Executive Director



Legal Updates



Sheila S. Dey is WMA's Executive Director and can be reached at 455 Capitol Mall, Suite 800, Sacramento, CA 95814; 916.448.7002 phone; 916.448.7085 fax; and email: sheila@wma.org.

Ten year Mobilehome Park Utility Conversion Program Adopted by the CPUC

On April 16, 2020, the California Public Utilities Commission unanimously approved a ten-year Mobilehome Park Utility Conversion Program beginning in 2021 that primarily relies on existing pilot program requirements, expands eligibility, allows for new applications from parks that did not apply previously and establish annual target conversion rates and cost targets. The CPUC adopted a four-year application cycle commencing in 2021 with a transition year in 2020 to reconcile existing and new MHP application prioritization lists. The Safety and Enforcement Division (SED) of the CPUC shall adjust the prioritization list on an annual basis not to exceed three percent of the total spaces within a utility's Category 1 population.

The Commission will reevaluate the MHP Program following the first four-year application cycle (2021-2024) in 2025 to determine whether to continue or modify the

program, followed by another potential Order Instituting Rulemaking to address outstanding issues. The Commission also updated program management tools for SED, with assistance from Energy Division (ED). This includes an enhanced SED prioritization tool that considers more cost and safety data and whether the MHP is located in a Disadvantaged Community. There will be an updated SED Annual Report Template that expands and standardizes data collection and requires additional cost and safety data. In addition, there is an updated Mobilehome Park Utility Program Agreement that clarifies cost responsibilities between the MHP owner and the MHP Program.

The Commission determined that electrification of all mobilehomes would not be included in this decision. An electrification workshop with all the parties to the proceeding will be held in six months to discuss mobilehome electrification topics. All other program features of the original MHP Pilot as directed by D.14-03-021 remain in

full force and effect. For example, the MHP program remains mandatory for utilities and voluntary for MHP owners.

This is a great victory for WMA members and for the WMA Utilities Task Force that has been working on this project since 1997. Huge thanks are owed to Ed Poole, Richard McCann and Irene Moosen, our utilities experts and legal counsel, who worked tirelessly on this for all these years. Also, thank you Allan Alt, Mike Cirillo and Jim Joffe for participating on bi-weekly utility conference calls for decades. Thanks also to Bill Julian, one of our original consultants on this effort, who first came up with the concept to pursue the transfer of the master-metered systems to the Investor Owned Utilities. Thanks also to Hedy Govenar, our former

lobbyist, who was a major force for getting this effort started.

WMA Update

We moved all of the WMA staff to work from home on March 19, 2020. We are all connected to our desktops remotely from home. We are trying very hard to serve our members in this incredibly trying time for community owners. We have set up a COVID-19 page on our website, which is chock full of relevant information for community owners and we add to it daily, even hourly. Please look at our website: wma.org/COVID-19

We are keeping track of the local government eviction moratoriums daily with an Excel spreadsheet on our website. Please look for that information. In addition, a caution, the local governments are further

amending their recently adopted eviction moratoriums. It is important to check the local government website where your community is located to make sure you have the most recent ordinances relating to the COVID-19 emergency. If you need help, please contact your WMA local Regional Representative:

Doug Johnson, Northern California and Bay Area, rdj2003@sbc-global.net

Julie Paule, San Diego, Orange/Riverside/ Imperial, julie@paule-consulting.com

Jarryd Gonzales, Central Valley/Coastal/Los Angeles, jarryd@goodprgroup.com

WMA Celebrates 75 Years — Happy Anniversary WMA

The Western Manufactured Housing Communities Association was organized originally as the “California Motor Court and Trailer Park Association”, on March 16, 1945. Later, the association became known as the California Trailer Parks Association. In August 24, 1960, the name was changed to the Western Mobilehome Association, hence, the name WMA. In 1993, the name was changed again, this time to the Western Mobilehome Parkowners Association. In 1999, the name was again changed to its current name, the Western Manufactured Housing Communities Association. In the beginning, the Association was headquartered in Los Angeles from 1945 until 1967 when the main office was moved to Riverside, California. The Association’s main office remained in Riverside until 1974 when it was moved to Sacramento, where it remains to this day. ■

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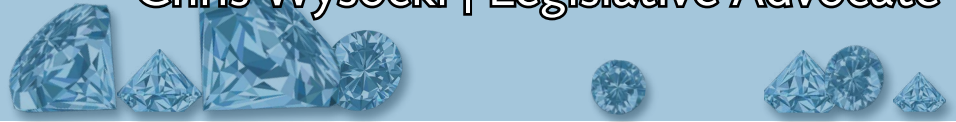
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CAPITOL UPDATE

Chris Wysocki | Legislative Advocate



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

An Uncertain Legislative Period

What a difference a few months makes. In January, California's economy was booming. Jobs were plentiful. We had a \$21 billion state reserve with a stock market that was roaring and capital gains taxes were flooding in.

This rosy scenario enabled many special interest groups to introduce legislation that sought to increase taxes and expand numerous social welfare entitlements.

In early March, the Legislature abruptly adjourned until April 13 – this date was then later pushed to May 4 – because of a worldwide Pandemic that has killed thousands of people and erased trillions of dollars of wealth for people across the United States.

Just last month, WMA and our team was preparing for a fight on no fewer than six major bills (see Frank Kalcic's column this month). We were getting ready to make the case as to why statewide rent control was a bad idea; why eliminating long-term leases would harm mobilehome park residents; and

why it was unfeasible to allow trial lawyers to target parkowners with lawsuits.

But then COVID-19 hit, and the world changed.

As I write this column, the Legislature is still not in session, and it is likely that legislators won't return to the Capitol until at least June. This is important since June 15 is the Constitutional deadline for the Legislature to pass a budget in order for Senators and Assemblymembers to continue receiving their paychecks.

The budget "surplus" that was touted in January is now gone. Billions of dollars have been spent dealing with the COVID-19 crisis, and people are not able to go to work to put food on the family table. The Department of Finance is even now talking about an August revision to the budget. This speculation gives us great concern given that significant policy proposals are now routinely incorporated into so-called "Budget Trailer Bills." Our Government Affairs

team is keenly aware of this practice, and we are monitoring on a daily basis what proposals are being inserted into various budget proposals.

Speaking of the ominous and severe Budget situation, the Legislature is faced with the serious and unpleasant reality of having to cut many of the entitlements they have lavishly granted to their special interest allies over the past decade. More importantly, for many lawmakers, this is an admonition from their legislative leaders that they need to significantly reduce the number of bills they plan to pursue this year.

The Speaker of the Assembly and the Pro-Tem of the Senate have asked their members to delay action on legislation that is either not directly related to the COVID-19 crisis or is of an urgent matter that can't wait until the next legislative session.

We at WMA are working with legislators and committee staff to make the argument that these bills (like those mentioned in Frank Kalcic's column) do not rise to the level of being heard this year. We continue to make the argument that since California continues to face a serious housing shortage, bills targeting our industry are the exact wrong way for our policymakers to go IF the goal is to create affordable homes in safe environments.

While we are working to defeat many of the harmful bills that work to make our jobs more difficult, the WMA team continues to fight to make affordable housing a key priority. Please check our website, wma.org, on a regular basis to

learn more about legislation we are tracking and monitoring.

I am also excited to let you know that we have introduced a new advocacy tool in our toolbox through a program called "Voter Voice."

This tool will allow our members to better communicate directly with members of the Legislature about issues that affect our industry.

Since I have joined WMA, I have continued to be impressed by the level of knowledge our members hold and their commitment to working with state and local leaders to address California's significant housing needs. If you get a chance, I encourage you to visit our website and check out the Voter Voice tool under our Govern-

ment Affairs section. This is a tool we will be regularly using once the Legislature reconvenes.

In the meantime, I know this is the 75th Anniversary of WMA. As someone who has been involved in government for at least 30 of those years, I am proud to be a part of a team of dedicated professionals who work every day to create housing for people all across California. I have been personally amazed about how our members have stepped up to work with residents in times of crisis to solve problems and resolve disputes. It is truly an honor to be a part of a family that just wants the freedom to build and manage communities that hundreds of thousands of people call "home." ■



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2019 - 2020 INDUSTRY LEGISLATION

LEGISLATION SPONSORED BY WMA		STATUS
AB 2970	<p>Mobilehome parks and manufactured housing communities: omnibus bill. (Mayes)</p> <p>The Manufactured Housing Act defines park trailer, also known as a recreational vehicle, as a trailer designed for human habitation for recreational or seasonal use only, that meets specified requirements, and imposes certain design and safety requirements on park trailers. The act requires a recreational vehicle that is offered for sale, sold, rented, or leased within the state to bear a label or an insignia indicating the manufacturer's compliance with specified standards. Under current law, it is a misdemeanor for any person to knowingly remove or cause to be removed, among other prohibited acts, that label, insignia, or insignia of approval affixed on the recreational vehicle. This bill would redefine a park trailer as a trailer designed for human habitation for recreational, seasonal, or other use that meets specified requirements.</p> <p>Sponsored by WMA <i>Position: Sponsored</i></p>	Assembly Housing and Community Development
LEGISLATION OPPOSED BY WMA		STATUS
AB 828	<p>Temporary moratorium on foreclosures and unlawful detainer actions: coronavirus (COVID-19). (Ting)</p> <p>Would prohibit a person from taking any action to foreclose on a residential real property while a state or locally declared state of emergency related to the COVID-19 virus is in effect and until 15 days after the state of emergency has ended, including, but not limited to, causing or conducting the sale of the real property or causing recordation of a notice of default. This bill would require a tax collector to suspend the sale, and not attempt to sell, tax-defaulted properties while a state or locally declared state of emergency related to the COVID-19 virus is in effect and until 15 days after the state of emergency has ended.</p> <p><i>Position: Oppose</i></p>	Senate Public Safety
AB 2406	<p>Rental registry online portal. (Wicks)</p> <p>Would require the Department of Housing and Community Development to enter into a contract with a contractor to create and administer a rental registry online portal, which would be designed to receive specified information from landlords that own or operate 5 or more rental dwelling units regarding their residential tenancies and to disseminate this information to the general public. The bill would require that the rental registry online portal, and the form necessary to support it, be completed by January 1, 2022, and would require a landlord to submit a rental registry form for each property on or before April 1, 2022. The bill would require landlords, under penalty of perjury, to provide a variety of information regarding the location of rental property, its ownership, and its occupancy, among other things.</p> <p>Sponsored by California Housing Partnership, TechEquity <i>Position: Oppose</i></p>	Assembly Housing and Community Development

[AB 2690](#)

Mobilehome parks: local ordinances: rent stabilization ordinances.
(Low)

The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. Current law exempts new construction, defined as spaces initially held out for rent after January 1, 1990, from any ordinance, rule, regulation, or initiative measure adopted by a city or county, which establishes a maximum amount that a landlord may charge a tenant for rent. This bill would repeal the exemption regarding new construction and ordinances, rules, regulations, and initiative measures.

Sponsored by the author

Position: Oppose

Assembly Housing and
Community Development

[AB 2782](#)

Mobilehome parks: change of use.
(Stone, Mark)

The Mobilehome Residency Law, requires the management of a mobilehome park to comply with notice and specified other requirements in order to terminate a tenancy in a mobilehome park due to a change of use of the mobilehome park, including giving homeowners at least 15 days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for the change of use. This bill would instead require the management to give homeowners at least 60 days' written notice that the management will be appearing before a local governmental board, commission, or body to obtain local approval for the intended change of use of the mobilehome park.

Sponsored by GSMOL, California Rural Legal Assistance Foundation

Position: Oppose

Assembly Housing and
Community Development

[AB 2845](#)

Mobilehome Residency Law: actions.
(Limón)

Current law provides that in any action arising out of the Mobilehome Residency Law, the prevailing party shall be entitled to reasonable attorney's fees and costs, and defines a prevailing party for these purposes. This bill would instead provide that a resident who is the prevailing party shall be entitled to reasonable attorney's fees and costs and, if management is the prevailing party, would require a court to award reasonable attorney's fees and costs only if the resident's action or defense is frivolous. The bill would delete the provision defining a prevailing party.

Sponsored by Western Center on Law and Poverty

Position: Oppose

Assembly Housing and
Community Development

[AB 2895](#)

Mobilehome parks: rent caps.
(Quirk-Silva)

Would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy more than 5% plus the percentage change in the cost of living, as defined, or 10%, whichever is lower, of the lowest gross rental rate charged for the immediately preceding 12 months, as specified. The bill would prohibit management of a mobilehome park from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains a tenancy over a 12-month period. The bill would void any waiver of the rights provided under these provisions.

Sponsored by the author

Position: Oppose

Assembly Housing and
Community Development

[ACA 1](#)

Local government financing:
affordable housing and public
infrastructure: voter approval.
(Aguiar-Curry)

The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

Assembly Reconsideration

Position: Oppose

[SB 915](#)

Mobilehome parks: manager
training.
(Leyva)

Would require the Department of Housing and Community Development, by January 1, 2022, to adopt regulations to require each person employed or acting under contract as an onsite manager or assistant manager, or otherwise acting in an onsite or offsite managerial capacity or role, on behalf of a mobilehome park to receive appropriate training, consisting of at least 18 hours during the initial year, and ____ hours of training in every subsequent year, on among other topics, mobilehome rules and regulations and responding to complaints.

Senate Housing

Sponsored by the author

Position: Oppose

[SB 999](#)

Mobilehome park residencies:
rent control: exemption.
(Umberg)

The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. Current law exempts a rental agreement in a mobilehome park that is in excess of 12 months' duration, and that meets other specified requirements, from local ordinances and initiative measures that establish a maximum amount that a landlord may charge a tenant for rent, commonly referred to as rent control. This bill would prohibit the above-described exemption from rent control in mobilehome parks for rental agreements from applying to a rental agreement entered into on and after January 1, 2020. The bill would repeal these provisions on January 1, 2025. The bill would declare that these provisions are severable.

Senate Judiciary

Sponsored by GSMOL, County of Los Angeles

Position: Oppose

LEGISLATION SUPPORTED BY WMA

STATUS

[AB 1484](#)

Mitigation Fee Act: housing
developments.
(Grayson)

Would prohibit a local agency from imposing a fee on a housing development project unless the type and amount of the exaction is specifically identified on the local agency's internet website at the time the application for the development project is submitted to the local agency.

Senate Rules

Position: Support

[AB 3024](#)

Mobilehome Parks Act.
(Fong)

The Mobilehome Parks Act requires the Department of Housing and Community Development or a city, county, or city and county that assumes responsibility for the enforcement of the act to enter and inspect mobilehome parks with a goal of inspecting at least 5% of the parks each year to ensure enforcement of the act and implementing regulations. Current law repeals these provisions on January 1, 2024. This bill would make nonsubstantive changes to that provision.

Sponsored by the author

Position: Support

Assembly Print

[SB 801](#)

Electrical corporations: wildfire mitigation plans: deenergization: public safety protocol.
(Glazer)

Would require an electrical corporation to deploy backup electrical resources or provide financial assistance for backup electrical resources to a customer receiving a medical baseline allowance if the customer meets those conditions.

Position: Support

Senate Energy, Utilities and Communications

[SB 862](#)

Planned power outage: public safety.
(Dodd)

Current law defines the terms “state of emergency” and “local emergency” to mean a duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by, among other things, fire, storm, or riot. This bill would additionally include a deenergization event, as defined, within a sudden and severe energy shortage constituting a state of emergency and a local emergency.

Sponsored by Napa County, California Association of Public Authorities, Disability Rights California

Position: Support

Senate Energy, Utilities and Communications

[SCA 1](#)

Public housing projects.
(Allen)

The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election. This measure would repeal these provisions.

Position: Support

Assembly Desk

ADDITIONAL INDUSTRY LEGISLATION

STATUS

[AB 1924](#)

Housing development: fees.
(Grayson)

Would require that a fee levied or imposed on a housing development project by a local agency be proportionate to the square footage of the proposed unit or units. By imposing additional duties on local agencies that impose fees under the Mitigation Fee Act, the bill would impose a state-mandated local program.

Position: Watch

Assembly Local Government

[AB 1936](#)

Price gouging: public safety power shutoffs.
(Rodriguez)

Under current law, upon the proclamation of a state of emergency, as defined, by the President of the United States or the Governor, or upon the declaration of a local emergency, as defined, by the executive officer of any county, city, or city and county, and for 30 days following the proclamation or declaration of emergency, it is a misdemeanor with specified penalties for a person, contractor, business, or other entity to sell or offer to sell certain goods and services for a price that exceeds by 10% the price charged by that person immediately prior to the proclamation or declaration of emergency, except as specified. This bill would specify that, for a proclamation or declaration of emergency made because of a public safety power shutoff or because of an announcement that a public safety power shutoff will occur, the restrictions on increased pricing apply, only as specified, for a period lasting until 72 hours after the restoration of power.

Sponsored by the author

Position: Watch

Assembly Appropriations

[AB 2272](#)

Real Property: Eviction Defense.
(Gabriel)

Current law specifies certain rights and limitations for landlords and tenants subject to eviction and certain procedures for civil actions involving evictions. This bill would state the intent of the Legislature to enact legislation related to a statewide program for eviction defense.

Position: Watch

Assembly Print

[AB 2689](#)

Community choice aggregators.
(Kalra)

Current law authorizes a community choice aggregator to aggregate the electrical load of electricity consumers within its boundaries and provides that the community choice aggregator is solely responsible for all generation procurement activities on behalf of the community choice aggregator's customers, except where other generation procurement arrangements are expressly authorized by statute. This bill would make nonsubstantive changes to the definition of "community choice aggregator."

Position: Watch

Assembly Print

[AB 2774](#)

Hiring of real property: tenants: late fees.
(Jones-Sawyer)

Current law specifies various terms and conditions that apply to all persons who hire dwelling units located within this state, including tenants, lessees, boarders, lodgers, and others. This bill would prohibit a landlord, or the landlord's agent, from charging a tenant a late fee in excess of \$50 with regard to specified rental agreements. The bill would specify that it is not intended to supersede any applicable law or regulation that governs the collection of late fees under federal or state housing assistance programs.

Position: Watch

Assembly Print

[AB 3154](#)

Senior citizens:
intergenerational housing
developments.
(Rivas, Robert)

Would permit the covenants, conditions, and restrictions to permit the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transition age youths. The bill would define, among other terms, "senior citizen" to mean a person 55 years of age or older for these purposes. The bill would permit the establishment of an intergenerational housing development if (1) at least 80 percent of the occupied dwelling units are occupied by at least one senior citizen, as specified, (2) not more than 20 percent of the occupied dwelling units are occupied by caregivers or transition age youths, as defined, or both, and (3) the development complies with the federal Fair Housing Act.

Sponsored by MidPen Housing

Position: Watch

Assembly Housing and
Community Development

[SB 775](#)

Corporation taxes: exempt
organizations: mutual ditch or
irrigation companies: public
water system: mutual water
companies.
(Rubio)

Would, for taxable years beginning on or after January 1, 2019, and before January 1, 2024, exempt from the taxes imposed by the Corporation Tax Law a mutual ditch or irrigation company that operates a public water system if the company complies with specified requirements, including those open meeting and record accessibility requirements for eligible persons. The bill would provide that gross income does not include specified funding provided by the State Water Resources Control Board to a mutual ditch or irrigation company that operates a public water system or to specified mutual water companies.

Position: Watch

Assembly 2 year

[SB 861](#)

Public utilities: rates.
(Nielsen)

Current law authorizes the Public Utilities Commission to fix the rates and charges for every public utility, and requires that those rates and charges be just and reasonable. Current law requires a public utility to furnish and maintain such adequate, efficient, just, and reasonable service, instrumentalities, equipment, and facilities as are necessary to promote the safety, health, comfort, and convenience of its patrons, employees, and the public. This bill would make nonsubstantive changes in these provisions.

Sponsored by the author

Position: Watch

Senate Rules

[SB 942](#)

State Energy Resources
Conservation and Development
Commission: community-shared
solar systems.
(Wilk)

Would provide that it is the intent of the Legislature to enact legislation codifying the regulation authorizing the State Energy Resources Conservation and Development Commission to consider community-shared solar systems as an alternative to onsite solar photovoltaic systems for certain housing projects.

Position: Watch

Senate Rules

[SB 1117](#)

Master-meter customers:
electrical or gas service.
(Monning)

Current law contains various provisions relative to the responsibilities of a gas or electrical corporation and master-meter customer when gas or electrical service is provided by a master-meter customer to users who are tenants of a mobilehome park, apartment building, or similar residential complex, including a requirement that the master-meter customer charge each user at the same rate that would be applicable if the user were receiving gas or electricity directly from the gas corporation or electric corporation. This bill would replace "electrical corporation" with "load-serving entity," defined as including electrical corporations, community choice aggregators, and electric service providers, in many of these provisions relative to the responsibilities of an

service is provided by a master-meter customer to users who are tenants of a mobilehome park, apartment building, or similar residential complex.

Sponsored by Pioneer Electric, Community Choice Aggregators

Position: Watch

Senate Energy, Utilities and
Communications

[SB 1157](#)

Tenancy: credit reporting: lower
income households.
(Bradford)

Would, beginning July 1, 2021, require a landlord of an assisted housing development, as defined, to offer tenants obligated on the lease of units in the development the option of having their rental payments reported to at least one nationwide consumer reporting agency at no cost to the tenants. The bill would prescribe requirements regarding how offers are to be made for new and existing leases.

Position: Watch

Senate Judiciary

[SB 1190](#)

Tenancy: termination: victims of
crime.
(Durazo)

Current law authorizes a tenant to notify the landlord that the tenant or a household member, as defined, was a victim of an act of domestic violence, sexual assault, stalking, human trafficking, or abuse of an elder or a dependent adult, as defined, and that the tenant intends to terminate the tenancy. This bill, among other things, would expand these provisions to authorize a tenant to notify the landlord that the tenant, a household member, or an immediate family member, as defined, was a victim of a crime that caused physical injury, emotional injury and the threat of physical injury, or death. The bill would additionally authorize a tenant to attach one of the following to the notice to terminate a tenancy: (1) a written statement, as provided, stating that the tenant, a household member, or an immediate family member was a victim of an eligible act or crime, or (2) any other form of documentation that reasonably verifies that the qualifying crime or act occurred.

Position: Watch

Senate Judiciary

[AB 2058](#)

Income taxes: credits: low-income housing.
(Gabriel)

The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2021, and before January 1, 2026, would allow a credit against those taxes to a taxpayer that is transferred, and allocated, credits pursuant to the sale of a multifamily rental housing development or mobilehome park to a qualified developer, as defined, that has received a credit reservation from the California Tax Credit Allocation Committee, in specified amounts. The bill would limit the aggregate amount of credit that may be allocated by the committee to \$500,000,000. The bill would require the credits to be reserved on a first-come-first-served basis.

Position: Neutral

Assembly Revenue and Taxation

Consumer Price Index

Percent Change - March 2020

All Urban Consumers

	12 Months Ending		One Month Ending
	February 2020	March 2020	March 2020
U.S. City Average	2.3	1.5	-0.2
Los Angeles/Long Beach/Anaheim	3.4	1.9	-0.7

Bimonthly Data

	Year Ending		Two Months Ending
	December 2019	February 2020	February 2020
San Francisco, Oakland, Hayward	2.5	2.9	0.5

Urban Wage Earners and Clerical Workers

	12 Months Ending		One Month Ending
	February 2020	March 2020	March 2020
U.S. City Average	2.3	1.5	-0.2
Los Angeles/Long Beach/Anaheim	3.5	2.2	-0.7

Bimonthly Data

	Year Ending		Two Months Ending
	December 2019	February 2020	February 2020
San Francisco, Oakland, Hayward	2.2	2.5	0.9

Updated 4/10/2020. For the latest data, visit <http://www.bls.gov/regions/west/cpi-summary/home.htm>

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March 11, 2020

INFORMATION BULLETIN 2020-05 (MH, MP, SOP)

TO: Mobilehome Park Operators and Residents
Mobilehome Owners and Renters
Manufactured Home Manufacturers
Manufactured Home Dealers
Interested Parties
Division Staff

FROM: Richard Weinert, Deputy Director
Division of Codes and Standards

**SUBJECT: Assembly Bill 338—Manufactured Housing Smoke Alarms and
Emergency Preparedness Plans**

This Information Bulletin summarizes legislative changes resulting from Assembly Bill (AB) 338 (Chapter 299, Statutes of 2019), which became effective January 1, 2020, **and replaces Information Bulletin 2020-04.**

AB 338 amends sections 18029.6 and 18603 and adds section 18603.1 to the Health and Safety Code (HSC), impacting programs implemented by the California Department of Housing and Community Development (Department), Division of Codes and Standards.

Smoke Alarm Requirements

Existing law requires that all used manufactured homes, used mobilehomes, and used multifamily manufactured homes (MH-units) **sold** on or after January 1, 2009, have smoke alarms installed in each room designed for sleeping.

AB 338 amends HSC section 18029.6 to add that all MH-units **rented** on or after January 1, 2020, must be equipped with a smoke alarm device in every room designed for sleeping.

Smoke alarms in rented or sold MH-units must be installed to the device manufacturer installation requirements and must be approved and listed by the Office of the State Fire Marshal. The smoke alarm manufacturer's information describing the operation, testing, and maintenance must be provided to the purchaser or renter of the MH-unit.

These requirements will be considered satisfied if, within 45 days of the lease or transfer of title, a declaration is signed by the lessor or transferor that the smoke alarm(s) are installed, approved, and listed in accordance with HSC section 18029.6(a).

Emergency Preparedness Plans

Effective January 1, 2020, AB 338 requires that an owner or operator of a mobilehome park (park) do all the following:

- Post the notice of the adopted Emergency Preparedness Plan (EPP) in the park clubhouse or in another publicly accessible area within the park. (HSC section 18603)
- Provide an annual notice to all existing park residents on how to access and obtain a copy of the Park's adopted EPP in a language other than English. **Note:** The annual notice may be provided through: (1) distribution of materials and (2) posting notice of the EPP or information on how to access the plan via the internet. (HSC section 18603)
- Make available Part II of the Emergency Plans for Mobilehome Parks booklet (booklet) required by HSC section 18603(b)(3)(A) in English as well as any other language that the Department is required to translate and post on its internet website. (HSC section 18603.1)

Failure to provide the annual notice or Part II of the booklet in a language other than English as required constitutes an unreasonable risk to life, health, or safety and such a violation must be corrected within sixty (60) days of the notice of violation. (HSC section 18603.1(c))

Pursuant to the Dymally-Alatorre Bilingual Services Act, the booklet is also available in Spanish. The [Spanish translation of Part II of the booklet](https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/docs/MPEmergencyPlans_PartII-Spanish.pdf) (https://www.hcd.ca.gov/manufactured-mobile-home/mobile-home-parks/docs/MPEmergencyPlans_PartII-Spanish.pdf) can be accessed on the Department's [Park Operation](#) website.

HSC sections 18603 and 18603.1 also require that the Department or local enforcement agency, respectively, determine compliance with new and existing EPP requirements.

For questions on this Information Bulletin, please contact Jamie Candelaria, Mobilehome Parks Program Manager, at Jamie.Candelaria@hcd.ca.gov or (916) 247-2550.

FEATURE ARTICLE

Jeri Mclees



A Fond Farewell to WMA



Jeri Mclees has been active in some part of the MH industry for 45 years. She participated in the legislative arena from 1975 to 1992, working with WMA's lobbyists at the state Capitol, and has served on the WMA's PAC, Legislative Committee, and Committee to Save Property Rights. Jeri was the 2003 recipient of WMA's President's Award.

45 years ago, Craig Biddle and I met with our new legislative advocacy clients, the Western Mobilehome Association, to discuss legislation of interest to the Association. I was curious about this new client; trailer parks, really?

Little did I know that I would become an expert on Title 25, one of the contributors to the MCM Program, the editor of CML, and a member of the Legislative and Political Action Committees, I quickly learned about this diverse and fascinating provider of alternative housing, and continue to be very proud of my involvement with the industry.

Forty-five years later, I made a most difficult decision: I resigned from the Legislative Committee and active participation in WMA as of March 1. The decision did not come lightly; I have dealt with the brightest and creative minds over the years; have had phenomenal mentors; and have been blessed with a career that started with legislative advocacy on behalf of

WMA and ended as a park owner representative to the committee for the last twenty years.

There are two reasons for my decision – primarily, my health. I've been told by my physicians that I must step back from involvement in as much as I can, so I am making a concerted effort to do so.

Secondly, when I look at the make-up of our committee and the WMA Board of Directors, I know that I leave it in good hands. We have a great mix of the "old-timers" as well as the up-and-coming leaders in the industry and that, with the help of our advisors; you will continue to fight the good fight, despite the political issues and the make-up of the Legislature. After all, 45 years ago we were faced with Governor Jerry Brown and a blue wave in the Legislature – as the aftermath of Watergate and Nixon's resignation swept the country – and we have survived!

To the many members of WMA who are not active in various committees within the Association, I

say “do it”! Your expertise may be just what we need in the areas of utilities, finance, industry relations – and the list goes on. I have never seen an organization of competitors be so willing to share time and advice with others. We may be vying for the same clients, but we are also working together against rent control, over-regulation, and most importantly our property rights.

After Craig retired, we would often say “what would Craig say?” when we talked about a legislative proposal. It is my sincere wish that perhaps members of our Legislative Committee, PAC or other committees with which I worked over the years might say, “what would Jeri say?” as they grapple with the many issues before us.

I was “raised” in WMA by its founders – Busch, McAdoo, Evans, Boggs – just a few of those great guys who taught me so much! WMA was only 30 years old at the time – and, my, how time has flown. We are celebrating our 75th anniversary and a new generation is taking leadership now. I know the founders and I, are so proud of what this organization has become and what it can still achieve!

I will miss each and every one of you that has crossed my path during these 45 years – and who knows, maybe I’ll pop in at a convention someday. ■

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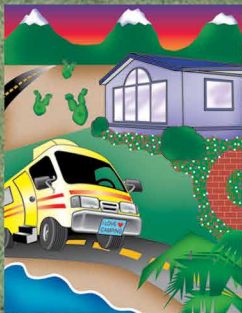
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- Direct loan correspondent for the major manufactured housing community and RV park lenders nationwide. Most lenders are at "par" with Park Brokerage for loans of \$1 million+. Par means that the lender does not charge any loan cost or points when Park Brokerage originates a new loan with the lender. The borrower will typically only have a one point total loan fee plus the third party costs (appraisal, phase one, etc.).
- Park Brokerage Inc., has over 6,500 Manufactured Housing Communities and RV Parks in their California, Arizona, and Nevada database, and John Grant has physically visited over 85% of them!
- John Grant has ownership interests and professionally manages four manufactured housing communities and one RV park, so he knows the day-to-day problems affecting owners.

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Legal Hotline — each member park is entitled to 15 minutes of free legal advise (up to \$75 of free legal advice) provided by volunteer member industry attorneys, once per year

In-Depth Industry News

WMA's monthly *Reporter* magazine, an absolute must-read for parkowners, and monthly *Newsline* newsletter which covers regional news

You won't be able to find coverage this in-depth on issues involving the mobilehome industry anywhere else

Discounts

Discounts at HD Supply, Motion Picture Licensing Corporation, Hertz, and Hawaiian Airlines

Service and Industry Member Benefits



If you're a service provider, membership with WMA shows that you support the manufactured housing community industry in California.

Service and Industry Membership is available to firms, companies or vendors that provide products and/or services to owners and operators of manufactured home communities in California. Membership dues for Service and Industry Members are a flat rate of \$900 per year.

- **Listings** in our printed S&I Directory and on our website
- **Subscription** to both the monthly *Reporter* magazine and *Newsline* newsletter
- **Advertise** in the *Reporter* magazine at member rates, half of what non-members pay
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Forms and Manuals

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FEATURE ARTICLE

Cindi Avlirez



The Value of MCM Certification



Cindi Avlirez is the Director of Membership and Education at WMA. She can be reached at 455 Capitol Mall, Suite 800, Sacramento, CA 95814; 916.448.7002 phone; 916.448.7085 fax; and email: cindi@wma.org.

Become A Manufactured Housing Professional Who Is *A Cut Above the Rest!*

How? By signing up for WMA's Manufactured Housing Communities Manager (MCM) educational courses!

The WMA Manufactured Housing Communities Manager (MCM) education program began in 1993 to offer mobilehome community managers and industry professionals the opportunity to receive continuing education units to gain a designation of certified Manufactured Housing Communities Manager. Upon achieving MCM certification, the manager is given a certificate stating their designation, a unique enamel MCM lapel pin, listing on the WMA website and in our monthly publication, *The Reporter* magazine.

MCM participants must receive 60 units of continuing education to become MCM certified. Once designation is achieved, to maintain certification, a MCM certified manager must receive 18

continuing education units over 24 months and take the Update of New Laws course in the year that they are to recertify. WMA established a Milestone Pin program that awards colored lapel pins to certified MCM managers who reach milestone anniversaries at five, 10, 15 and 20 years of certification.

WMA offers four annual opportunities to receive MCM continuing education units. Each course is a full day seminar, with six continuing education units available with a passing grade on an exam given at the completion of the course.

In January of each year, an Update of New Laws course is available. The course instruction includes information on all changes to the Mobilehome Residency Law (MRL), and changes to state and federal laws and regulations affecting the manufactured housing communities industry. The Update of New Laws course is held in seven locations throughout California and taught by an attorney special-

izing in mobilehome residency law and an industry professional from the park management perspective.

Additional courses are available in March, May and August of each year. Courses encompass topics related to the practical application of processes and policy for remaining in compliance of various laws and regulations; business best practices; customer service, and; communications. The goal of the MCM program is to give each participating individual the tools to improve their professional conduct and give them the knowledge to ensure they're complying with the laws and regulations that affect their day-to-day management of a manufactured housing community. The three spring and summer courses are held in six locations throughout California.

Manufactured Housing Community Managers are widely recognized within the industry for their commitment to professional growth, as well as their commitment to providing safe and well-maintained housing to residents. In addition, through their efforts MCM certified managers remain an asset to park owners, maintaining the value of the property and a positive relationship with residents.

To join this group of elite manufactured housing community managers and industry professionals, please visit our website, wma.org or contact Cindi Alvidrez, Director of Membership and Education at cindi@wma.org for more information. ■



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MCM Graduate List

The Manufactured Housing Community Manager (MCM) program was founded in 1993 to provide continuing education opportunities to manufactured housing communities' industry professionals. WMA's MCM designation is an award given to individuals who have distinguished themselves in areas of experience, education, and professional and ethical conduct.

To qualify for an MCM designation, a candidate must complete courses in the MCM Accreditation Program totaling 60 units and pass the corresponding exams.

The following WMA members are the Class of 2020 MCM graduates. Please join us in congratulating these newly accredited managers:

Alyssa Aguilar	Santa Barbara West	Peter Lau	Les Frame Management
Patricia Cameron	Sierra Holiday MHP	Anita Ledesma	Hacienda Mobile Estates
Karen Catalano	Play Port Mobile Village	Breanna Lopez	Calistoga Springs Mobile Park
Agueda Chavez	Riverview Mobile Home Estates	Nathaniel Lutz	Paradise Trailer Court
Oscar Chavez	Riverview Mobile Home Estates	Paulette Lutz	Paradise Trailer Court
Samuel Clark	Thunderbird Oaks MHC	Shane Mellon	Twin Lakes Manor MHP
Vivian De Leon	Sierra Heights MHE	Brian Morris	Pinebrook Village
Michele Dos Reis	Storz Management Company	Charles Polson	Valle Verde Mobile Estates
Huiling Farnese	Mountain Shadows MHC	Kelly Reed	Ranch Mobilehome Park
Doug Ford	ML PARK, INC.	Carol Renaud	Flamingo Mobile Manor
Cheryl Gallegos	Tower Communities	Kekoa Renaud	Trico Mobile Estates
Maria Garcia	Grove Manor MHP	Cristina Roa	Poinsettia Family MHP
Craig Huft	ML PARK, INC.	Ricky Romero	Bayside Village MHP, LLC
Janet Ince	Cinderella Mobilehome Park	Marjorie Stahl	Lily of the Valley MHV
Leah Johnson	The Lakes at Hemet West	Manuel Vieira	El Camino MHP
Rebecca Kirkpatrick	Valkommen Village MHP	David Walls	Crestview Mobilehome Park

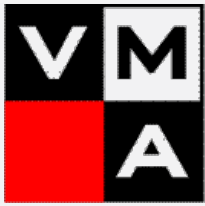


MCM Diamond Members

WMA is very proud that we have been providing quality continuing education opportunities to our members and industry professionals since 1993! The following individuals have consistently participated in our MCM program for more than 20 years. They have proven themselves to be dedicated professionals, intent on staying informed on current laws and business best practices.

Sherry Bailey	Carriage Acres
Lona Beyerbach	Brookside Mobile Manor, LLC
Alex Boggs	Tower Communities, LLC
Gretchen Carter	Eagles Landing
Bertha Ford	Almond Blossom Estates
Faye Hickey	Central Park West
Rob Kenner	Waterhouse Management Corporation
Rigo Miramontes	The Village Green
Mary Orr	Boulders at the Ranch II
Lisa Ruffner	Hasley Canyon MHP
Carl Rundlett	Hawaiian Village MHP
Abel Salazar	Helena Mobile Park
Delmy Solano	Les Frame Management
Sharon Spezze	Mission Mobile Manor





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Martinez & Associates' sole mission at Martinez & Associates is to **continuously analyze** our clients' real estate portfolios, **maximize revenue**, and seek out additional income streams for our clients by **increasing** their real estate holdings and **overall wealth**.

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If you are in need of **management services** or currently employ a management company that is not fulfilling your properties needs, please contact us for a **confidential evaluation** and to discuss our management approach and strategy. Our company employs a **team of high-level** managers, leasing agents, contractors, vendors and maintenance individuals who provide the best results for our properties and our clients. Let us show you how **we stand out** from other Firms!



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Santa Fe MHP

Huntington Park, CA

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Oceanside Self Storage

Oceanside, CA

155 Units **IN ESCROW**
\$ 2,800,000

Santa Nella MHP

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90 Spaces **CLOSED**
\$ 2,980,000

High Desert Self Storage

Adelanto, CA

400 units **CLOSED**
\$ 620,000

Walnut Grove MHP

Monrovia, CA

50 Spaces **CLOSED**
\$ 3,200,000

Mountain View MHP

Placerville, CA

38 Spaces **CLOSED**
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Vista Grove MHP

Vista, CA

28 Spaces **CLOSED**
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Ace Village TP

Las Vegas, NV

63 Spaces **CLOSED**
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+/- 4.49AC **CLOSED**
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Indio, CA

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+/- 9.25 Acres

Sierra Trails RV

Mojave, CA

72 Spaces - 100% Occupied
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Castlewood Estates

Upper Lake, CA

16 Spaces - 100% Occupied
+/- 6.56 Acres

Shady Grove MHP

Ukiah, CA

38 Spaces - 100% Occupied
+/- 3.11 Acres

Bobette MHP

Las Vegas, NV

58 Spaces - 76% Occupied
+/- 4.7 Acres

Lakeland & Lakefront MHP

Clearlake, CA

107 Spaces - 97% Occupied
+/- 9.16 Acres

York's Mobile Home Park

Clearlake, CA

58 Spaces - AA Community
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SunWest Mobile City

Carlsbad, NM

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Victor M. Martinez

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909 945-8929 Fax

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Jarryd Gonzales | Regional Representative



Jarryd Gonzales is WMA's Regional Representative for Central/Southern California, and can be reached at 17221 Apel Lane Huntington Beach, CA 92649 855.338.1987 phone; and email: jarryd@good-strategies.com

There You Go Again, Los Angeles County

The COVID-19 pandemic has stopped much of the country right in its tracks. Stay at home orders have created a new normal that consists of people working from home, parents homeschooling their children and Zoom is now a verb. The coronavirus change also affects how local governments operate; in the County of Los Angeles, the Board of Supervisors meet virtually, public comment is submitted via email and agendas consist mostly of COVID-19-related issues. Despite the on-going crisis and recent passage of a mobilehome park rent control ordinance, the county finds more ways to explore policies that will have a negative impact on mobilehome parkowners. The county's repeated action of attacking mobilehome parkowner property rights is reminiscent of the 1980 presidential campaign when President Jimmy Carter kept attacking then-candi-

date, Ronald Reagan on Medicare. On the League of Women Voters debate stage, Reagan responded to Carter's attacks by saying, "there you go, again." This phrase is as spot on to describe Los Angeles County today, as it was on the campaign trail 30 years ago.

If the statewide ban on evictions and rent increases is a thunderstorm, the Los Angeles County Board of Supervisors' versions of those moratoria is more like a hurricane. Renters are given one-year to pay back past due rent, and its moratorium applies to all cities within the county who do not have their own rent increase freeze and eviction ban ordinances. If that isn't enough, the county has another trick up its sleeve. In January 2018, the Department of Regional Planning released the *Affordable Housing Action Plan*, which comprises an assessment as well as specific land use and development

strategies to address affordable housing needs in the unincorporated areas of the county. According to county planning officials, the *Affordable Housing Action Plan* looked at potential land use strategies to help expand the supply of affordable housing.

As a result of the Department of Planning findings, the Board of Supervisors directed the Planning staff to research and draft the following four ordinances:

1. Prepare an ordinance to preserve existing affordable housing units, both income-restricted as well as unsubsidized “naturally occurring affordable housing,” that considers a variety of anti-displacement strategies, such as the regulation of condominium conversions and mobilehome park closures, and one-for-one replacement or “no net loss” policies;
2. Prepare an ordinance for the establishment of an inclusionary housing policy that considers applicability to both for-sale and rental housing projects, inclusionary requirements tied to different income categories, and options for applicants to fulfill this obligation, which could include, but are not limited to, an in-lieu fee, off-site development, the dedication of land for the development of affordable housing, and the acquisition and rehabilitation of existing affordable housing units;
3. Prepare an ordinance to remove zoning obstacles to encourage and incentivize permanent supportive housing, including motel conversions; to comply with California State Senate Bill 2 (2007), removing barriers to homeless shelters, and transitional and permanent supportive housing in the zoning code and other County Code Titles, and considering fair housing and reasonable accommodations;
4. Prepare an ordinance to streamline multifamily residential development by allowing this development by-right in certain zones where appropriate and consider whether additional parking reductions should be



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At a minimum, these ordinances are likely on a path toward dreadful government regulations like a mobilehome park overlay zone and a closure ordinance. WMA and parkowners have engaged with county planning and their con-

sultants to provide initial input; specifically, to voice opposition to any type of zoning that would take away private property rights. Despite its overreaching intensions, there seems to be an opportunity to turn the tables for once and use the county's own goal of increasing affordable housing units to reduce

the red tape barriers for parkowners who wish to expand the number of spaces and homes in their existing park.

Amid all things COVID-19 at the county, the train is moving. After research and interviews from stakeholders, the next step is to obtain recommendations from County Regional Planning before draft ordinances are presented to the Board of Supervisors. The goal is to have drafts sometime this summer. WMA and parkowners will continue to actively participate in the process to protect parkowner property and relax park expansion barriers. ■

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FEATURE ARTICLE

Frank Kalcic



A Closer Look at Legislation



Frank Kalcic is the Chair of WMA's Legislative Committee, the Vice Chair of PAC Board of Trustees, and a past president of WMA. He is the Winner of the 41st Busch, Carr, McAdoo Memorial Award.

The State of California faces many challenges resulting from the unexpected Coronavirus pandemic, but we also face a very real housing crisis that was entirely foreseeable and can be solved if only our state legislators made it easier and simpler for those of us in the business of providing housing to operate.

While the Capitol is consumed in the current health emergency, our WMA team remains focused on protecting our industry from what can only be stated as a full frontal assault on mobilehome parkowners.

Our WMA Legislative Committee has taken a record number of formal positions on pending legislative measures this year. We are actively monitoring at least 27 pieces of legislation. We decided to support five of these measures, including our own sponsored bill – AB 2970, authored by Assemblyman Chad Mayes. Of the eight measures we actively oppose, there are no fewer than six that collec-

tively attack our industry's ability to remain as an affordable alternative to traditional housing options for hundreds of thousands of Californians.

These legislative measures include:

- AB 2690, authored by Assemblyman Evan Low (D-Santa Clara County) would require every city and county in California to adopt a mobilehome rent control ordinance or submit a written justification of why such an ordinance is not adopted to the Department of Housing and Community Development (HCD). This legislation would cost cities and counties significant amounts of money to comply, and it puts additional workload on an already understaffed and overworked HCD.
- AB 2782, authored by Assemblyman Mark Stone (D-Monterey, Santa Clara and Santa Cruz Counties) would prevent mobilehome park closures unless the parkowner pays the resident full in-place market value for the home if space in

an alternative mobilehome park cannot be found. This bill also makes it more difficult for local government to make local zoning decisions if there is a higher and better use for the mobilehome park.

- AB 2845, authored by Assemblywoman Monique Limon (D-Santa Barbara and Ventura Counties) would prevent mobilehome parkowners or management from collecting attorney's fees incurred from defending themselves in lawsuits filed by residents. This bill would give aggressive trial lawyers *carte blanche* to file as many lawsuits as possible, much the same as lawyers have targeted other small businesses using the Americans with Disability Act.
- AB 2895, authored by Assemblywoman Sharon Quirk-Silva

(D-Orange County) would impose statewide rent control for mobilehome parks. If passed, this bill would impose rent control on all cities and counties in California (the legislation currently calls for a cap of 5% increase plus Consumer Price Index adjustment to not exceed 3%). In communities with more restrictive rent control measures already in place, the lower limits would remain.

- SB 915, authored by Senator Connie Leyva (D-Los Angeles and San Bernardino Counties) would mandate that park managers receive 18 hours of training every year from HCD. If passed, this measure would require an already overworked and understaffed HCD to develop curriculum based on the five most common complaints made to the Department and

then require managers to spend two and a half days of training every year.

- SB 999, authored by Senator Tom Umberg (D-Orange County) would prohibit long term leases in mobilehome parks. If passed, this bill will make it more difficult for people to secure financing for their homes as FHA loans that allow for a 3% down payment require long-term leases to be in place.

As you can clearly see, WMA and our team is in for a challenging fight. As the Legislature grapples with the Coronavirus pandemic and a rapidly contracting economy on a compressed legislative calendar, due to the Senate and Assembly adjourning for Spring Break three weeks early. They have also shut down the Capitol to public visitors. WMA is ready to fight

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all of these bills and will need all WMA members' help to forestall all of these drastic measures.

If you receive an e-mail or a call from our WMA legislative team asking you to contact your legislator or visit with legislative staff, please try to take the time to educate our policymakers about the harmful effects these measures will have on our ability to continue being part of the solution to our housing crisis.

We will make sure to keep you informed about the status of these legislative proposals, but we need to get ready for a wild ride. So make sure you buckle your seatbelts. Our team is working hard to weather the storm and are able to come out of the 2020 Legislative Session safe and secure. ■



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Lights, Camera, Community!

Has your manufactured housing community ever considered hosting resident movies? We know that sounds tricky in these times, but as regulations change, you may be able to have a socially acceptable night of entertainment while still practicing safe physical distance. Movies represent a simple and extremely affordable source of high-quality entertainment that all communities can offer. Sounds great, right? Here are a few ways to leverage community spaces for exciting resident movie events.

Flick N' Float

Does your community have a pool? Consider a "dive-in" poolside movie. Encourage residents to bring their own floatation devices and screen a classic like *Jaws*. Just keep the popcorn dry!

Screen on the Green

For communities with a little green space, follow a resident picnic with a movie under the stars. A captivating drama like *The Great Gatsby* is the perfect movie for a twilight screening.

BYOC: Bring Your Own Chair

If your community doesn't have green space or a pool you can still enjoy outdoor movies — just ask residents to BYOC! Turn a parking lot or paved area into an outdoor screening room. A scary thriller like *A Quiet Place* can complement community Halloween activities this fall.

Indoor Movies

Coordinating a resident movie is easy for communities that already have a TV and a DVD player or smart device in their clubhouse. It's so easy that residents or guests utilizing the clubhouse may already be watching movies on their own. This distinction leads us to the most important part of a successful community movie screening: make sure you have a public performance license.

According to the US Copyright Act, Title 17 of the United States Code, copyrighted movies, TV programs and other content that are available for rental or purchase in any legal format, including but not limited to DVDs, streams, and downloads, are intended for personal, private use only. Shared areas within residential communities, like a clubhouse, outdoor space, or gym, are considered "public," and showing movies in these spaces requires a public performance license. A license is required whether management, residents, or guests press "play."

Many WMA members are familiar with public performance licensing. For over 20 years, WMA has worked with MPLC to provide a WMA member discount on the Umbrella License®. The MPLC Umbrella License is an affordable way to ensure resident movies are copyright compliant.

The Umbrella License provides unlimited copyright coverage for nearly 750 rightsholders. In addition to major Hollywood studios like Fox, Paramount, Universal, and Warner Bros., the license covers many children's, family friendly, and international producers. Best of all, WMA members save over 20% on the cost of an annual Umbrella License!

A public performance license is essential to protect communities from copyright infringement related fines. With a WMA member discount available, public performance licensing is even more affordable. For assistance with pricing, questions, and additional information about the Umbrella License, please contact MPLC directly at 800.462.8855 or online at mplc.com.



FEATURE ARTICLE

Robert Lapsley



The November Property Tax Hike Should Worry Every Californian



Robert Lapsley is the president of the California Business Roundtable—a nonpartisan organization comprised of the senior executive leadership of the state's major companies employing over half a million Californians. Before he was named president in 2011, he was vice president and state political director for CalChamber.

“What makes this tax hike such a threat to every Californian is that we know the special interests behind it won’t stop at eliminating Prop 13 protections for businesses. Eliminating Prop 13’s protections for residential property will be next. Supporters of the measure even admitted that this initiative was the first step in a plan to end Prop 13, which could mean skyrocketing property tax increases for all California homeowners.” – Rob Lapsley, president of California Business Roundtable

Even in these extraordinary times, a significant threat to every property owner – and Californian – is on the November ballot.

This past month, proponents submitted petitions to qualify a \$12.5-billion property tax ballot measure that will destroy long-standing Proposition 13 protections for commercial and industrial properties. The measure will raise taxes on commercial and industrial property by requiring

reassessment at current market value at least every three years. This type of property tax is known as a “split-roll tax” because it splits the property tax roll, assessing business property differently than residential property.

Unless voters defeat this misguided measure, it will be the largest property tax increase in state history. This massive tax increase couldn’t come at a worse time as many businesses struggle to stay afloat during this unprecedented economic turmoil with record unemployment hitting many families and small companies especially hard.

In such an uncertain world, Prop 13 has been a rock of stability. Under Prop 13, both residential and business property taxes are calculated based on 1% of their purchase price, and annual increases in general property taxes are capped at 2% per year, which limits increases in property taxes, especially when property values rise quickly. Given

all the economic insecurity caused by COVID-19, why would anyone consider sponsoring or supporting the largest property tax increase in state history? A tax increase that strikes at the heart of Prop 13, the primary taxpayer protections we have left in our state constitution.

The answer is that this ballot measure represents the latest taxpayer attack by special interests that have long sought to destroy Prop 13. It's clear that the public employee unions behind the largest property tax increase in state history are willing to spend and do whatever it takes to raise the cost of living for families. During the past few months, they have raised more than \$10.5 million to support their campaign, and the SEIU State Council recently contributed \$2.5 million, signaling they are

committed to pushing their flawed ballot measure.

Prop 13 is vital because it allows both businesses and homeowners alike to enjoy the certainty of stable, predictable property taxes, which assures them that they won't be priced out of their land or building by skyrocketing property taxes.

Prop 13's certainty for businesses will be destroyed unless voters reject this initiative.

The proponents of the measure insist they have carved out an exemption for small businesses. But in reality, most small businesses fail to qualify for the exemption because they do not own the properties on which they operate. They pay rent under a standard "triple-net" lease that passes on the property taxes and maintenance costs to the busi-

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ness as a condition of their agreement. That fact alone means rents will soar for small businesses.

Despite what the proponents say, these businesses are not big, monolithic corporations that can afford to pay any price if this property tax increase passes. These smaller entrepreneurs are small businesses like corner stores, restaurants, dry cleaners, or barber shops – most of whom are now wondering if their business will stay afloat and if their years of sweat equity spent growing their business have been in vain. Even farmers will get hit with higher taxes on improvements like barns and mature fruit trees. These are the businesses and entrepreneurs that will be paying higher taxes under the split-roll measure.

It's not just businesses that will pay more. When costs rise, companies

will charge more for the products we use every day. We have already seen this reality in action with increases in the minimum wage. The minimum wage increase impacted restaurants, coffee shops and eateries. Higher costs to operating costs mean we, as consumers, pay more every time we dine or purchase a cup of coffee. Under this proposed property tax increase, everything we buy from businesses will get more expensive—from groceries, diapers, and clothes to utilities, daycare and prescriptions. These items aren't luxuries. These are the basic necessities.

The public employee unions financing the split-roll measure know full well it is consumers—including their own union members—who will pay the costs of this historic tax increase. Howev-

er, their desire to eliminate Prop 13 and for higher taxes to fund bigger government outweighs any concern for the families who will be forced to make financial sacrifices due to the long-term impact of these increased costs.

As concerning as this measure may be for every property owner, our campaign is off to a great start. Independent polling during the last 12 months, including five public polls, have consistently shown that less than 50 percent of likely voters support this tax hike. The cost of living and jobs is the most important concern for Californians, and this initiative directly increases both the cost of living while killing jobs.

Our campaign is aggressively working to build a broad, bipartisan coalition of businesses, social justice advocates, farmers, taxpayers, and elected officials to defeat the split-roll ballot measure. We sincerely appreciate the outstanding leadership of the Western Manufactured Housing Communities Association (WMA) who has been one of the earliest leaders to help oppose this measure.

Now we ask you to join us by adding your name or company to the coalition by signing up online at www.StopHigherPropertyTaxes.org.

Together, we will be educating Californians about the damage that the \$12.5-billion property tax increase will cause small businesses and consumers alike. Our success in defeating the split-roll measure in November is vital to all Californians and we can't do it without your support. Thank you! ■



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Fact Sheet

Background: Prop 13 Has Helped All Californians for More Than 40 Years

- For more than 40 years, Prop 13 has provided certainty to homeowners, farmers and businesses that they will be able to afford their property tax bills in the future. Under Prop 13, both residential and business property taxes are calculated based on 1% of their purchase price, and annual increases in property taxes are capped at 2%, which limits increases in property taxes, especially when property values rise quickly.

Split-Roll Property Tax Measure Destroys Prop 13 and Makes Our Economic Crisis Worse

- Amid an unprecedented economic crisis, special interests submitted petitions to qualify a measure for the November 2020 statewide ballot that will destroy Prop 13's property tax protections and will be the largest property tax increase in California history. The measure will raise taxes on commercial and industrial property by requiring reassessment at current market value at least every three years. This type of property tax is known as a "split-roll tax" because it splits the property tax roll, assessing business property differently than residential property.
- We should reject this measure and maintain Prop 13 protections that have kept property taxes affordable and provided every taxpayer who buys a home or business property with certainty that they can afford their property tax bills in the future. Now is not the time to raise taxes and bring more uncertainty to businesses and all Californians.

Hurts Small Businesses and Drives Up Everyone's Cost of Living

- Small businesses are already struggling. This measure will make it even more difficult for them to reopen their doors or stay in business as a result of this economic crisis. Increasing property taxes on businesses by \$12.5 billion a year will hurt female- and minority-owned businesses the most and 120,000 jobs will be lost, according to a [Berkeley Research Group study](#). Voters are being asked to consider a measure that will only increase job losses at a time when millions of Californians are applying for unemployment benefits.
- Most small businesses rent the property on which they operate. The measure's higher property taxes will mean soaring rents at a time when the federal and state government is trying to provide small businesses with rent relief to keep their doors open. Ultimately, the measure's tax hike on businesses will get passed on to consumers in the form of increased costs on just about everything people buy and use, including groceries, fuel, utilities, day care and health care.
- California's cost of living is already among the nation's highest. A split-roll property tax will drive the cost of living even higher.

No Taxpayer Protections, Transparency or Accountability

- This measure has no accountability to taxpayers. Sacramento politicians can divert the new local government tax money for other purposes that benefit special interests, just like they are trying to do with the gas tax.
- The split-roll measure is misleading. Supporters say the property tax increase is about more money for schools, but more than two-thirds of the new tax money doesn't go to schools. Instead, it goes to the state and local governments to spend however they want – just like they are doing with the lottery.

Homeowners Are Under Attack

- If businesses lose their Prop 13 protections, homeowners will be next. Supporters of the measure even admitted that this initiative was the first step in a plan to end Prop 13, which could mean skyrocketing property tax increases for all California homeowners.

Get Involved! Help Us Defeat the Split-Roll Measure in November

About Californians to Save Prop 13 and Stop Higher Property Taxes

Californians to Save Prop 13 and Stop Higher Property Taxes, a coalition led by the California Taxpayers Association, California Business Roundtable, Howard Jarvis Taxpayers Association, California Chamber of Commerce and California Business Properties Association, is leading the campaign to defeat the split-roll measure in November 2020.

Help Us Defeat the Split-Roll Measure

In order to defeat the split-roll measure in November 2020, we must begin our work now. We see a clear path to defeat. Your contribution to Californians to Save Prop 13 and Stop Higher Property Taxes is greatly appreciated. Please contact Jason Lotridge for questions, more information, or to contribute at (916) 497-0015 or jason@russomcgarty.com. You can also contribute online at www.StopHigherPropertyTaxes.com

Ad paid for by Californians to Save Prop 13 and Stop Higher Property Taxes, sponsored by California homeowners, taxpayers, and businesses
Committee major funding from
Western Manufactured Housing Communities Association
California Business Roundtable
California Taxpayers Association
Funding details at www.fppc.ca.gov

Californians to Save Prop 13 and Stop Higher Property Taxes

Sponsored by California Homeowners, Taxpayers, and Businesses

Secretary of State ID# 1403027 | EIN 46-2003779

State law requires the following information:

Full Name of Donor	<input type="checkbox"/> If donor is a PAC, please provide Secretary of State ID number: <input type="checkbox"/> If donor is a business or organization, please provide name of contact person: <input type="checkbox"/> If donor is an individual, please provide the following: Occupation _____ Employer _____
Street Address (no PO Box)	City, State, Zip
Phone	Email
Contribution Amount \$	Date

If an individual is majority owner of one or more businesses, or directs and controls one or more businesses, the individual and the business(es) are affiliated and contributions are aggregated or if multiple businesses are owned or directed and controlled by a majority of the same persons, the businesses are affiliated and contributions are aggregated. Affiliated donors have an affirmative obligation to notify the recipient of the name under which campaign reports are filed.

For check donations, please complete this form and mail with your check payable to:

Californians to Save Prop 13 and Stop Higher Property Taxes
ID: 1403027
455 Capitol Mall, Suite 600
Sacramento, CA 95814

Due to campaign finance laws, the committee cannot accept contributions of \$100 or more in the form of cash, money orders or cashier's checks. Checks must be pre-printed with the donor's name.

For wire donations, contact Jenny Sawyer:

(916) 442-7757
jsawyer@bmhlaw.com

Pursuant to the Internal Revenue Code Section 6033(e) notice requirement, we estimate that 100% of your contribution is not deductible as business expenses because they relate to the organization's lobbying activities.

Californians to Stop Higher Property Taxes is a state primarily formed ballot measure recipient committee. It is permitted to accept unlimited donations from individuals, PACs, corporations, partnerships, LLCs, nonprofit organizations, and any other sources not prohibited by law. Contributions may not be accepted from foreign nationals without permanent residency status (Green Card holders).

If your contribution(s) to this committee and to other California state or local committees total(s) \$10,000 or more in a calendar year, California law requires you to file disclosure reports as a Major Donor Committee. For assistance with your filing obligations, contact the Fair Political Practices Commission toll-free at (866) ASK-FPPC, send an email to advice@fppc.ca.gov, or refer to their website: www.fppc.ca.gov.

Ad paid for by Californians to Save Prop 13 and Stop Higher Property Taxes, sponsored by California homeowners, taxpayers, and businesses
Committee major funding from
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California Business Roundtable
California Taxpayers Association
Funding details at www.fppc.ca.gov

Join the Coalition!

✓ Please list me/my organization as a member of Californians to Save Prop 13 and Stop Higher Property Taxes and an opponent of Initiative 17-0055 and Initiative 19-0008, the special interest-backed split-roll property tax measures that attack Prop 13.

Please select a category:

☐ Organization ☐ Company ☐ Current/Former Elected Official ☐ Individual

Please complete the following information:

Company, Organization Name or Occupation

Name & Title (as you wish to be listed on any materials)

Mailing Address

City	State	ZIP
------	-------	-----

Phone Number	@	Twitter Handle
--------------	---	----------------

E-mail Address

Signature (Required)	Date
----------------------	------

I/we can help in the following ways:

- ☐ Receive email updates
- ☐ Volunteer/speak at local events
- ☐ Distribute materials
- ☐ Communicate with employees/members
- ☐ Place a link on our website
- ☐ Write a letter to the editor
- ☐ Write an opinion editorial

Please email this completed form to: info@stophighpropertytaxes.org

Ad paid for by Californians to Save Prop 13 and Stop Higher Property Taxes, sponsored by California homeowners, taxpayers, and businesses
Committee major funding from
Western Manufactured Housing Communities Association
California Business Roundtable
California Taxpayers Association
Funding details at www.fppc.ca.gov

Alvarado Pacific Insurance

Representing the WMA endorsed casualty insurance program underwritten through Capital Insurance Group.



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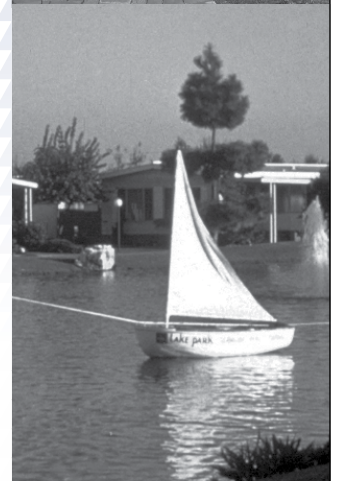


- ▶ **10% Premium Discount to All Eligible Communities**
- ▶ **Insuring Manufactured Housing Communities Since 1964**
- ▶ **WMA Service and Industry Member Since 1970**
- ▶ **Licensed and Serving All of the Western United States**
- ▶ **A Full Service Insurance Agency Offering a Broad Range of Products Specific to the Need of the Manufactured Housing Community Owner**

For more information contact Gayle Bailey at:



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www.alvaradopacific.com
License 0520661



FEATURE ARTICLE

Willie L. Brown Jr.



Changing Prop 13 Will Generate a Tax Bill That Will Harm Small Businesses, Especially Those Owned by Minorities



Willie Brown is a former San Francisco mayor and the longest serving Speaker of the California Assembly. He may be reached by email: Wlb@williebrownc.com.

Many opponents of the original Proposition 13 have never given up.

The same groups that fought the ballot measure more than four decades ago when 65 percent of the state's electorate passed it have repeatedly tried to destroy the measure's important property tax protections.

When Prop 13 was on the ballot in 1978 I opposed it, but the voters approved it. As chair of the Assembly Revenue and Taxation Committee, I had a responsibility for the legislative implementation of Prop 13 to make it work.

However, in the decades following Prop 13's implementation, I've come to recognize the law's many benefits. For homeowners, small business owners and employers — large and small — Prop 13 has provided stability, predictability and certainty. This certainty is even more important for the 46 percent of California businesses that are

owned by racial minorities including African Americans.

California has a feast-or-famine budget. When economic times are good, large businesses and the well-off fund the vast majority of California's budget. This funding allows the state to provide generous benefits to Californians who need them most. However, when the state faces an economic downturn, revenues coming into the Capitol crash — and with it, public education and social safety net programs are stretched thin.

This November, many of the same groups that opposed Prop 13 four decades ago are pushing the largest property tax increase in California history — a shortsighted act made even more myopic given the walloping we're experiencing with the COVID-19 crisis. Today, tens of thousands of small businesses across California have shuttered their stores. Still, proponents are proceeding full speed ahead with a

proposal that will remove business properties from Prop 13's protections and require them to be reassessed at current market value at least every three years.

This unprecedented property tax increase will raise costs to businesses by up to \$12.5 billion annually or, if they lease, lead to significant rent increases. Businesses, in turn, will pass these higher costs on to consumers — families and other small businesses — ultimately making everything we buy more expensive.

Proponents of this massive property tax hike attempt to portray their measure as “small business friendly” by claiming small businesses are exempt. This demonstrates a general lack of awareness of how most small businesses op-

erate. Most small businesses rent the property where they operate and have what's called a “triple net lease,” where property taxes, insurance and maintenance costs are passed directly onto tenants.

Worse still, as a former legislator and leader in California's African American community, for African American small business owners, the measure's skyrocketing property tax increases will be devastating. Many of the fore mentioned are my friends and clients.

Look at the facts: According to the 2012 Survey of Business Owners by the U.S. Census Bureau, 46 percent of all businesses in the state are owned by racial minorities including African Americans. They often rent their property and are subject to higher rents when prop-

erty taxes increase. And, African American-owned small businesses are nearly twice as likely to fail because they have insufficient cash flow or sales to cover their costs than U.S. businesses as a whole.

Even before the unpredictable, tumultuous events of COVID-19, this massive property tax increase demonstrates an insensitivity and lack of awareness about the struggles that small businesses, particularly minority small businesses, face.

If small business owners manage to stay in business — which is no guarantee — adding to their challenges is neither prudent nor advised. Changing course on Prop 13 will not only be costly to you and me, but it will be costly for California and our economy as a whole. ■

We at Security Mortgage Group hope all of our clients and friends are staying healthy and safe during these unprecedented times. Considering the economic turmoil in today's financial market, we are pleased to still be actively funding and quoting manufactured home community loans.

Repeat Client
Cash Out Refinance

\$6,600,000

332 MHC Site
Buffalo, NY

2.99% Fixed
Non-Recourse

\$20,000,000

253 MHC Site
California

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Long Term

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234 MHC Site
Ohio

Meet the **Security Mortgage Group** Team



Pierce Redmond, Anthony DiMarco and Gerard DiMarco, Jr.

SMG
SECURITY MORTGAGE GROUP

Income Property Consultants
(585) 423-0230
Securitymortgage.com

2370 Monroe Avenue, Rochester, NY 14618
Anthony@securitymortgage.com
Gd@securitymortgage.com

WMA ORDER FORM

FOR NON MEMBERS

042020



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				
312	California Mobilehome Laws (CML)	_____	\$150	\$ _____
316	Disaster Preparedness Manual	_____	\$40	\$ _____
317	Title 25 Tabbed Version	_____	\$100	\$ _____
310	WMA Guide: Mobilehome Park Statutes and Regulations (MRL, Mobilehome Parks Act and Title 25)	_____	\$150	\$ _____
MOBILEHOME RESIDENCY LAWS				
820	California Civil Code (<i>Lots of 100</i>)	_____	\$50	\$ _____
825	California Civil Codes (<i>Lots of 50</i>)	_____	\$30	\$ _____
830	California Civil Codes (<i>Lots of 25</i>)	_____	\$20	\$ _____
FORMS				
Prospective and New Residents				
176*	Notice of Rights and Responsibilities	_____	\$20	\$ _____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
FORMS				
Disclosure				
120	Manufactured Home and Mobilehome Transfer Disclosure Statement (<i>Lots of 10</i>)	_____	\$40	\$ _____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$24	\$ _____
121	Natural Hazard Disclosure Statement	_____	\$24	\$ _____
122	Flood Hazard Disclosure Statement	_____	\$16	\$ _____
Termination of Tenancy				
161	Mobilehome and Manufactured Home Sale or Transfer Repair/Improvement Notice	_____	\$24	\$ _____
Miscellaneous Forms				
174	Notice of Emergency Preparedness and Evacuation Plan	_____	\$16	\$ _____
153	Notice of Utility Assistance to Low Income Persons	_____	\$16	\$ _____
169	Master Meter System Public Awareness Message	_____	\$16	\$ _____
173	Verification of Emergency Preparedness Plan (Includes one form with instructions and template)	_____	\$10	\$ _____

Programs and publications by Western Manufactured Housing Communities Association (WMA) are intended to provide current and accurate information about the subjects covered. However, such information may not be sufficient in dealing with a particular problem, and WMA does not warrant or represent its suitability for such purpose. Anyone 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	\$ _____
Shipping Charges	\$ _____
Taxable Subtotal	\$ _____
Add 7.25% California Sales Tax (Except Sacramento and Yolo Counties—please use your local tax rate)	\$ _____
Total Amount Due	\$ _____



Shipping Charges	
Merchandise Subtotal	
Up to \$50	\$15
\$ 51 - \$100	\$18
\$101 - \$150	\$23
\$151 and up	\$29

BILLING INFORMATION:

- ☐ Check enclosed (please make payable to WMA)
☐ Charge to: ☐ VISA ☐ MasterCard ☐ American Express ☐ Discover

Name on Card _____

Account # _____ Sec Code _____

Expiration Date _____ Total \$ Charged _____

Billing Address _____

City, State & ZIP _____

Signature _____

Complete this form and return to:

WMA
455 Capitol Mall, Suite 800, Sacramento, CA 95814
t 916.448.7002 | f 916.448.7085

SHIPPING INFORMATION:

Community Name _____

Street Address (No PO Boxes — Current Street Address Only) _____

City, State & ZIP _____

Phone Number _____ ID Number _____

Email Address _____



Western Manufactured Housing Communities Association (WMA) Application for Community Membership

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 What are the age rules?
Do you have long-term leases? ☐ Yes ☐ No ☐ All Age ☐ 55 ☐ 62
Do you permit subleasing? ☐ Yes ☐ No

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 _____

MEMBERSHIP INVESTMENT

Total No. of Spaces @ \$10.35 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

\$ _____

\$ _____

\$ _____

\$ _____

☐ Visa ☐ MasterCard ☐ American Express ☐ Check Enclosed

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 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 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

"WMA—Advancing and Protecting the Manufactured Housing Industry."



Western Manufactured Housing Communities Association (WMA) WMA Application for Service and Industry Membership

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, 79% 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

"WMA—Advancing and Protecting the Manufactured Housing Industry."

WMA ORDER FORM

Now members can place orders online! Login on wma.org and go to wma.org/shop-wma. OR you may want to subscribe to WMA Forms Online! Login and go to wma.org/forms-online.

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	_____	\$190\$	_____
<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 37 Selling Homeowner	_____	\$8	\$ _____
109	Prospective Resident Receipt for Financial Report Fee	_____	\$8	\$ _____
159*	Registration File Card.....	_____	\$16	\$ _____
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	\$ _____
<i>(effective 07.01.2016)</i>				

Disclosure

204	DISCLOSURE PACKAGE	_____	\$45	\$ _____
<i>The above package includes the following forms:</i>				
120	Manufactured Home and Mobilehome Transfer Disclosure Statement (<i>Lots of 10</i>)	_____	\$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	\$ _____
166	14 Day Notice of Intent to Remove Personal Property ..	_____	\$12	\$ _____
127*	Incident Report.....	_____	\$10	\$ _____
167	Inventory of Personal Property Removed.....	_____	\$12	\$ _____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
Rules and Regulations Violations (continued)				
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	\$ _____
175*	Notice of Change to Mobilehome Residency Law.....	_____	\$10	\$ _____
168	Notice of Conditions Requiring Removal of Mobilehome on Resale	_____	\$12	\$ _____

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! 092019

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — (Continued from page one)			
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	\$
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	\$

All forms sold in lots of 10:

FORMS FOR COMMUNITY OWNED RENTAL HOMES (STANDARD LANDLORD/TENANT LAWS)

502	COMPLETE PACKAGE OF FORMS		\$130	\$
Save 15% by purchasing the entire package. This also includes the Guide to Forms and Documents for Community Owned Rental Homes (a \$25 savings!)				
The above package contains the following forms:				
306	Guide to Forms & Documents for Community Owned Rental Homes		\$25	\$
402	3 Day Notice to Pay Rent or Quit		\$5	\$
403	3 Day Notice to Perform Conditions and/or Covenants or Quit		\$5	\$
404	30 Day Notice of Resident(s) Intent to Vacate		\$5	\$

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	\$
Subtotal Page Two	\$
Total Both Pages	\$
Shipping Charges	\$
Taxable Subtotal	\$
Add 7.25% California Sales Tax (Except Sacramento and Yolo Counties—please use your local tax rate)	\$
Total Amount Due	\$

BILLING INFORMATION:

- ☐ Check enclosed (please make payable to WMA)
☐ Charge to: ☐ VISA ☐ MasterCard ☐ American Express

Name on Card	
Account #	Sec Code
Expiration Date	Total \$ Charged
Billing Address	
City, State & ZIP	
Signature	

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
FORMS FOR COMMUNITY OWNED RENTAL HOMES (STANDARD LANDLORD/TENANT LAWS) — (Continued)				
405	30 Day Notice of Termination of Tenancy		\$5	\$
406	60 Day Notice of Termination of Tenancy		\$5	\$
407	Application to Rent and Receipt for Deposit/Screening Fee		\$14	\$
408	Notice of Change in Terms of Tenancy		\$5	\$
409	Notice of Right to Reclaim Abandoned Personal Property (Exceeding Value of \$700)		\$5	\$
410	Notice of Right to Reclaim Abandoned Personal Property (Valued at Less Than \$700)		\$5	\$
411	Notice to Enter Dwelling		\$5	\$
412	Rental Agreement (includes 10 EPA Lead Information Booklets)		\$20	\$
413	Smoke Detector Agreement		\$5	\$
414	Statement of Condition (Move In/Move Out)		\$14	\$
415	Itemized Statement of Repairs or Cleaning Proposed by Landlord		\$5	\$
416	Notice of Right to Request Initial Inspection		\$5	\$
417	Refundable Security Deposit Agreement		\$5	\$
418	Disclosure of Information on Lead-Based Paint (Includes 10 EPA Lead Information Booklets)		\$6	\$
419	Bed Bug Notification Addendum		\$14	\$
420	Bed Bug Notification		\$10	\$
421	Pest Control Notice Owner Application of Pesticides ...		\$10	\$
Subtotal Page Two			\$	

Shipping Charges

Merchandise Subtotal

Up to \$50	\$15
\$ 51 - \$100	\$18
\$101 - \$150	\$23
\$151 and up	\$29

Complete this form and return to:

WMA
455 Capitol Mall, Suite 800, Sacramento, CA 95814
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SHIPPING INFORMATION:

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City, State & ZIP	
Phone Number	Membership Number
Email Address	



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