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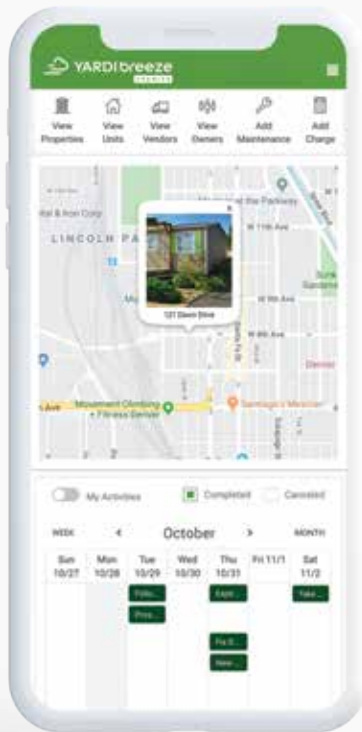
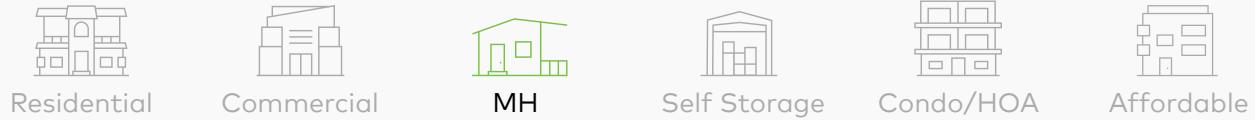
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Editor's Letter

If you are not a current WMA member, welcome to our May Membership issue! This is a special edition of the *Reporter* available to non-members.

The past few years have been complicated for everyone, but they have been especially complicated for our industry. With constant changes in laws and regulations during the pandemic, it's been hard to keep up with what's current.

At WMA, we are constantly updating our forms and training courses to meet your needs, and those needs have been changing faster than ever. With a WMA membership, you won't get left behind when big changes are made.

If you are considering joining us, take a look through these pages and see what you are missing. If you're already a member, you might think you know about all the benefits that come with your membership, but you might be wrong! Whether you're a member or not, take a look at all the programs we offer; you might notice something you missed! As always, we have some excellent and informative articles for you to read as well. The *Reporter* magazine is just one of the many benefits of membership, which you can find out more about on page 34.

Grab on to our ladder of success and climb aboard. Don't get left behind!

-Maureen

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FROM OUR PRESIDENT

Candy Holcombe



Candace Holcombe is the current president of WMA. She is the Vice President of Operations for Newport Pacific Capital Company, Inc., a full service property management company located in Irvine, specializing in manufactured home and apartment communities.

Imagine the Benefits of Membership

Imagine learning about new Senate Bills and laws that have just been imposed upon you, without any direction or guidance on how to implement new regulations or how to proceed. Imagine sitting alone in a counsel chamber as new rent control initiatives or ordinances are being added without a word from the City to you, the property owner. Where would you turn?

Imagine having an infrastructure failure without any resources or vendors to turn to, without any idea of how to find someone specializing in manufactured housing. Imagine needing legal services for your community, and not having the access to a leading industry attorney who specializes in manufactured housing issues. When you need an industry specialist, where would you look?

Image needing advice and having nowhere to turn; operating a community today without the guidance of over 70 years of knowledge and resources provided by WMA.

If you're not a WMA member, you might not have to imagine at all. Without resources to guide you, the manufactured housing industry can be a labyrinth of unknowns.

Can you imagine what would happen if WMA dues were not paid and we had no members?

Do I need to say more?

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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.

Membership Matters

It's no secret that political victory requires teamwork. Whether at the ballot box or in the Legislature, victory is achieved when people come together to build a working coalition of support or opposition.

WMA appreciates the effort our members put forth every day, and the legislative unit of our organization could not function without the support of the parkowners and managers who give their time and resources to engage in both the legislative and political arenas.

Our organization is structured to provide valuable member services like forms required by state law. We also strive to offer educational opportunities for parkowners and managers to ensure they have the knowledge to better serve their residents.

Our industry faces many challenges and WMA is committed to maintaining and expanding California's housing stock. In the Legislature, WMA's lobbying efforts focus on informing state legislators of the benefits of manufactured housing communities. But we also understand that certain "tenant rights" organizations fail to understand

that mobilehome parks are private businesses that rightfully expect a fair return on investments.

In a recent legislative hearing, long-time member and former WMA President Marilyn Green testified over the phone to advocate against SB 940 authored by Senator John Laird (D-Santa Cruz), a bill that would limit the ability of mobilehome parks to install new spaces by removing an exemption from rent control for new construction. In a housing market where the median site-built home is close to \$800,000 in California, SB 940 makes little sense and efforts made by members like Marilyn Greene are noticed and appreciated.

As an example of cooperation, our legislative team works closely with our local regional representatives to create coalitions that can be used to educate legislators, state agencies, and local elected officials about the ramifications of proposed laws, state regulations, and local ordinances. Our local team should be credited with reaching out to local parkowners to encourage their participation in the state legislative process.

The work of WMA staff has yielded results. The local government team of WMA (Julie Paule, Jarryd Gonzales, and our newest team member Saulo Londano) works to promote our industry to local cities and counties. Our legislative team works to educate legislators about manufactured housing communities by organizing park tours and directly lobbying them to ensure that lawmakers better understand the benefits our industry provides. Both teams work closely with our membership and accounting departments to ensure parkowners and managers have the information they need about laws, regulations, and local ordinances to continue providing quality service to their residents.

Former Executive Director Sheila Dey put together a tremendous organization dedicated to protecting the industry. Her successor, Doug Johnson (who successfully led the local government team of WMA for over 25 years) has taken the reins of WMA to continue advancing the interests of the manufactured housing communities across the state.

Sheila Dey clearly understood, and Doug Johnson unquestionably understands that WMA can only succeed by bringing all the various departments of our organization (Membership, Education, Local Government, Publications, Accounting, and State Legislative Advocacy) together to create a team working toward a common goal – serving our members who rely upon us to protect their industry.

As we head into the second half of 2022, WMA will continue reaching out to our members. From the state legislative perspective, we continue

to face many challenges and that's why you may receive notices that encourage you to write to your state legislators on legislation affecting the industry. You may also receive requests to participate in park tours to educate legislators about how parks are run, how they operate, and how proposed laws would affect the ability of our members to carry out their mission of providing housing to hundreds of thousands of individuals and families across the state.

To learn more about state laws that have been proposed, please take a few minutes to read the bill chart in this publication. For more up-to-date information, please take the opportunity to learn about the content and status of these measures by going to wma.org/bills-interest.

While you're on the WMA website, please consider becoming involved in efforts to engage in the political process. A summary of how WMA uses member dues can also be found by going to wma.org/programs-and-services.

Finally, it is a high honor to work with a team of dedicated professionals here at WMA. More importantly, however, it is my privilege to work with our hard-working members who work every day to make their parks a safe and attainable place for their residents to live, work and raise their families.

Politics is certainly a "team" sport, and the WMA staff greatly appreciates the support and efforts our members put forth to preserve our industry for future generations. ■



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- Clint Lau

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REGIONAL FOCUS

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

Santa Maria Strikes Again

History has a not-so-funny way of repeating itself in Santa Maria. Only a few years ago, the City of Santa Maria was on the verge of enacting mobilehome rent control. In 2019, a rabble-rouser and his group, Northern Santa Barbara County Manufactured Homeowners Team (NSBHT), relentlessly lobbied the city council to pass mobilehome park rent control. NSBHT was successful in getting the city's attention. However, an effective and influential coalition of parkowners, WMA and a savvy attorney worked collaboratively to keep a rent control ordinance out of the city.

WMA's analysis of the situation (corroborated by anecdotes from the stakeholder meetings) demonstrated mobilehome rent increases in Santa Maria were reasonable, and parkowner-resident relationships remain good and collaborative. Despite these facts, it became clear during city-guided stakeholder meetings that the city felt it needed to do something to address the misguided concerns of the park residents. Our coalition put forth an alternative solution — a citywide model lease agreement. The agreement among parkowners and park

residents is the model lease would serve as a "backstop in the event a parkowner and resident are unable to come to terms. After months of meetings to discuss terms, the stakeholder group of park residents, parkowners, and WMA agreed to terms. Our coalition attorney worked closely with the city attorney to draft the model lease.

The key points in the lease are:

- Annual rent increases will be a minimum of 2.5% and a maximum of 6%
- Rent increases will be based on the Consumer Price Index, or CPI, for class B and C cities, meaning those with a population of less than 2.5 million
- Leases will include an option to have a five-year term in addition to the existing 10-year term

Although the stakeholder group agreed to these terms, the Northern Santa Barbara County Manufactured Homeowners leader cried foul and continued to push for rent control. Finally, in March 2020, the city council voted 3-2 to adopt the citywide model lease agreement. The council's action ended the drive for mobilehome park rent control

in Santa Maria. Or so everyone thought.

Almost immediately after the city-wide model lease agreement passed, the Northern Santa Barbara County Manufactured Homeowners Team leader organized his group. NSBHT attended nearly every council meeting for more than a year to demand mobilehome park rent control during the public comment period. Even though two council members (Soto and Escobedo) voted against the model lease agreement and are proponents of bringing an ordinance to the city council, only the mayor and city manager can place the issue of rent control on the city council agenda. The persistent effort by the opposition paid off. Best-selling author, Arthur Golden, could have been referring to Santa Maria when he wrote, "even stone can be

worn down with enough rain." Finally, after more than 25 consecutive meetings, the mayor relented. On April 20, according to a city spokesman Mark van de Kamp, "Mayor Alice Patino and City Manager Jason Stilwell conferred on the topic and decided to add it to an agenda for a near-future meeting."

And just like that, a Santa Maria rent control threat strikes again. The good news is the same successful parkowner, WMA, and attorney coalition have reconvened. A meeting has already taken place to develop a strategy that demonstrates to elected officials that the model lease agreement is working and that a rent control ordinance is unnecessary, costly, and will divide mobilehome park communities. This second battle is only just begun, so stay tuned for further developments. ■

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U.S. City Average	7.9	8.5	1.3
Los Angeles/Long Beach/Anaheim	7.4	8.5	1.5

Bimonthly Data	Year Ending		Two Months Ending
	December 2021	February 2022	February 2022
San Francisco, Oakland, Hayward	4.2	5.2	1.4

Urban Wage Earners and Clerical Workers

	12 Months Ending		One Month Ending
	February 2022	March 2022	March 2022
U.S. City Average	8.6	9.4	1.5
Los Angeles/Long Beach/Anaheim	7.3	8.7	1.8

Bimonthly Data	Year Ending		Two Months Ending
	December 2021	February 2022	February 2022
San Francisco, Oakland, Hayward	5.2	5.5	1.1

Updated April, 2021. For the latest data, visit <http://www.bls.gov/regions/west/cpi-summary/home.htm>



LEGAL LINES

Daniel T. Rudderow

What Legal Challenges Are You Facing?



Dan Rudderow is the principal of Rudderow Law Group. He has more than 23 years of experience in manufactured housing, business and real estate law. His practice includes litigation, transactional work and assisting community owners with day-to-day operations. Mr. Rudderow may be reached at Dan@rudderowlaw.com or by phone at 949.565.1344.

Like any business, a manufactured housing community has principally three interests: (1) enhancing revenue, (2) maintaining productive on-going management operations, and (3) avoiding liabilities. Today's political climate has resulted in new laws being enacted that make it a challenge (to say the least) to achieve these core interests. Legislators meanwhile are contemplating the passage of other new laws which will further the challenge. Here is merely a sample of the new laws (enacted and contemplated) that will no doubt affect the bottom line.

Enhancing Revenue in the Face of Rent Control

For many years, the manufactured housing industry in California had relied heavily on the various provisions of its Mobilehome Residency Law (MRL) that made parks exempt from local (state or county) rent control. For example, until recently, Civil Code 798.17 of the MRL permitted communities to be exempt from rent control if they signed their residents up on "long-term leases." In 2021, however, this exemption was changed. It now only exists with

respect to leases signed prior to February 13, 2020, and, even then, the exemption ends in 2025. The exemption no longer exists for new leases.

There are two other exemptions under the MRL, commonly referred to as the non-principal residence (vacation homes) exemption and the "new construction" exemption. The new construction exemption, however, now stands to be repealed by the SB 940 bill now working its way through the California legislature.

The bad news does not stop there. While the California Legislature has removed an important exemption, and stands perhaps to remove another one, California for the first time has enacted state-wide rent control for manufactured housing communities. Civil Code 798.30.5 imposes a 3% – 5% cap on rent increases in parks subject to the jurisdiction of two incorporated cities. This author is aware of at least two federal court challenges to this new rent control law, but, for now, the law stands until a court declares it invalid.

In addition to Civil Code 798.30.5, California also adopted Civil Code 1947.12 which now limits rent increases on park-owned homes to 5% plus the change in the consumer price index, or 10%, whichever is less. Given the new rent control laws, coupled with the repeal of many exemptions, the manufactured housing community is in search of new options, a new game plan. Some have sought to achieve memorandums of understanding or other agreements between stakeholders as an alternative to rent control as was recently accomplished in Sunnyvale, California.

Alternatively, some in the industry have elected to fight rent control head on, as witnessed by WMA's lawsuit against the City of Santa Rosa, and the park owner's lawsuit against the City of Santa Ana.

Finally, others are working within the system, seeking discretionary rent increases from city and county hearing officers in an effort to obtain rent increases that permit the realization of a fair rate of return.

Keeping Management Operations Going

There are numerous legal challenges to maintaining efficient day-to-day park operations. Too many to list here. But some of the most significant would include newly amended Civil Code 798.23 that prohibits park owners from renting park-owned homes if the park prohibits tenants from subleasing their homes. In addition, currently being considered by the California legislature is SB 869 that would require park managers to undergo 18 hours of training provided by the Department of Housing and Community

Development. Park owners should also keep an eye on AB 2031 which would expand the number of topics residents may request a management meeting on.

Liabilities Facing Business Owners

Manufactured housing communities are heavily regulated in California. The MRL has detailed provisions, for instance, governing how an application for tenancy is to be approved, what specific terms must be included in every rental agreement, and then finally the MRL sets forth numerous specific grounds and procedures for terminating a tenancy. There are numerous other topics covered by the MRL as well. A manager who violates any one of these laws may be subject to a civil penalty of \$2,000 per violation, or worse the park may be sued by residents in a failure-to-maintain lawsuit.



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Pooling Your Resources to Succeed

Given the legal challenges that affect revenue, operations, and liabilities, it is more important than ever to network and pool one's resources and talent. Attacking rent control, for instance, involves not only selecting zealous lawyers to advocate for an owner's economic interests, but also selecting the right economic consultants and experts who can articulate clearly and persuasively what it will take to afford an owner a fair return.

Maintaining operational issues requires competent and skilled park managers, something not easy to achieve in this tight labor market. It is for this reason park communities are relying more than ever on the expertise of professional management companies. This is the WMA

Reporter's membership issue. Whether you are already a member or contemplating becoming a member, it is important to remember that WMA's value as a resource is the number of other resources and professionals that are part of its organization. WMA's membership includes accountants, attorneys, appraisers, property managers, civil engineers, utility companies, real estate brokers, insurance brokers, solar energy providers, bankers, and retired governmental officials just to name a few.

So, my takeaway message is this: There are numerous legal challenges facing our industry, but community owners should know there are also numerous resources that are available so those challenges may be met. You are not alone in the battle. ■

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Mobilehome parks: enforcement: violations.

Current law provides for the enforcement of the Mobilehome Parks Act by the Department of Housing and Community Development and by every city, county, or city and county, collectively known as enforcement agencies. Current law requires an enforcement agency, after conducting an inspection and determining that a violation exists, to issue a notice to correct the violation to the registered owner or occupant, as specified. Current law requires the department to develop a list of local agencies that have home rehabilitation or repair programs for which registered owners or occupants of manufactured homes and mobilehomes may be eligible, and requires that list to be provided to a registered owner or occupant who receives a notice of violation. This bill would require the department, subject to appropriation by the Legislature for those purposes, to provide grants or other funding mechanisms to registered owners or occupants of mobilehomes or manufactured homes who are unable to afford the repair of their homes as required by the enforcement agency. The bill would establish the Mobilehome Repair Grant Fund in the State Treasury, to be available to the department upon appropriation by the Legislature, for the purposes specified above.

Sponsored by WMA

Position: Sponsored

Status: Assembly Housing and Community Development

LEGISLATION OPPOSED BY WMA

[AB 84](#)

(Committee on Budget)

Employment: COVID-19: supplemental paid sick leave.

Would, beginning January 1, 2022, until September 30, 2022, provide for COVID-19 supplemental paid sick leave for covered employees who are unable to work or telework due to certain reasons related to COVID-19, including that the employee is attending a COVID-19 vaccine or vaccine booster appointment for themselves or a family member, or is experiencing symptoms, or caring for a family member experiencing symptoms, related to a COVID-19 vaccine or vaccine booster. The bill would entitle a covered employee to 40 hours of COVID-19 supplemental paid sick leave if that employee either works full time or was scheduled to work, on average, at least 40 hours per week for the employer in the 2 weeks preceding the date the covered employee took COVID-19 supplemental paid sick leave. The bill would provide a different calculation for supplemental paid sick leave for a covered employee who is a firefighter subject to certain work schedule requirements and for a covered employee working fewer or variable hours, as specified.

Position: Oppose

Status: Senate Budget and Fiscal Review

[AB 2031](#)

(Lee)

Mobilehome Residency Law: management meetings with homeowners.

The Mobilehome Residency Law governs tenancies in mobilehome parks, and imposes various duties on the owners of mobilehome parks and the agents and representatives authorized to act on behalf of the owners. Current law requires management to meet and consult with homeowners upon written request on specified matters. This bill would further specify the matters on which management is required to meet and consult with homeowners and would add the topics of utility billing and charges and common area facilities. This bill would require management to provide a written response within 10 days of the meeting, as specified.

Sponsored by GSMOL

Position: Oppose

Status: Assembly Housing and Community Development

[AB 2203](#)

(Rivas, Luz)

Fair employment and housing protections: credit reports.

The California Fair Employment and Housing Act (FEHA), protects the right to seek, obtain, and hold employment without discrimination because of specified characteristics and prescribes various employment, labor, and apprenticeship practices, among other things, in this regard. Among the protected characteristics are race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, and military or veteran status. This bill would prohibit requiring a consumer credit report, as defined, as part of the application process for a rental housing accommodation in instances where there is a government rent subsidy.

Position: Oppose

Status: Assembly Appropriations

[AB 2240](#)

(Muratsuchi)

Mobilehome parks.

Would state the intent of the Legislature, in subsequent amendments, to amend existing tenancy and rental rate increase protections for tenants applicable to mobilehome parks.

Position: Oppose

Status: Assembly Print

[AB 2469](#)

(Wicks)

Housing: Statewide Rental Registry.

would require the Department of Housing and Community Development to develop and maintain a rental registry online portal designed to collect specified information related to housing and make that information available to the public. The bill would require the department to develop a rental registry form to collect information from landlords, as defined, including the address and owners of a rental property, the number and type of rooms in the rental property, and information related to the payments collected and the duration of tenancies. This bill would require a landlord to submit a rental registry form when a lease is initiated, altered, or terminated, under penalty of perjury. By expanding the scope of the crime of perjury, this bill would impose a state-mandated local program.

*Position: Oppose***Status:** Assembly Housing and Community Development**[AB 2710](#)**

(Kalra)

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

Current law establishes various real estate disclosure requirements applicable to the transfer of residential real property. This bill would require an owner of residential real property, defined to include a single-family residential property that is occupied by a tenant or a multifamily residential property except as specified, to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain. This bill would require the owner of the residential real property to notify each tenant and each qualified entity, as defined, of the owner's intent to sell the residential real property. The bill would provide each qualified entity with 10 days to notify the property owner of their interest in purchasing the property and further provide a qualified entity with either 60 days or 40 days, depending on the number of units of the property, to submit an offer to purchase the residential real property.

*Position: Oppose***Status:** Assembly Judiciary**[ACA 1](#)**

(Aguilar-Curry)

Local government financing: affordable housing and public infrastructure: voter approval.

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.

*Position: Oppose***Status:** Assembly Local Government**[SB 869](#)**

(Leyva)

Housing: mobilehome parks: recreational vehicle parks: manager training.

Would require the Department of Housing and Community Development, by May 1, 2024, 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 or recreational vehicle park to receive appropriate training of at least 18 hours during the initial year and an unspecified number of hours of followup training each year thereafter on rules and regulations for the park, among other matters.

Sponsored by GSMOL*Position: Oppose***Status:** Senate Appropriations**[SB 940](#)**

(Laird)

Mobilehome parks: local ordinances.

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 revise the definition of "new construction" to include only spaces initially held out for rent after January 1, 1990, and before January 1, 2023, and would end the above-described exemption for new construction upon the first date following January 1, 2023, that the rental agreement for that space is renewed, extended, or terminated. The bill would create a new exemption for new mobilehome park construction, as defined, for a limited period of 10 years from the date when at least one space in that park's original construction was initially held out for rent.

Sponsored by GSMOL*Position: Oppose***Status:** Senate Third Reading

[SB 1324](#)

(Durazo)

Rosenthal Fair Debt Collection Practices Act: rental debt.

The Rosenthal Fair Debt Collection Practices Act (RFDCPA) generally regulates the collection of a consumer debt by a debt collector, as defined. The RFDCPA defines “consumer debt” to mean money, property, or their equivalent, due or owing or alleged to be due or owing from a natural person by reason of a consumer credit transaction. This bill would define “consumer debt,” for purposes of the RFDCPA, to additionally include rental debt that became past due on or after January 1, 2019, and would make conforming changes. This bill would also specify that, for the purposes of the DCLA, the term “consumer credit transaction” does not mean a transaction that results in rental debt. This bill contains other existing laws.

*Position: Oppose***Status:** Senate Judiciary**[SB 1482](#)**

(Allen)

Building standards: electric vehicle charging infrastructure.

Current law requires the California Building Standards Commission to adopt, approve, codify, and publish mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential development. Current law requires the Department of Housing and Community Development to propose to the commission for consideration mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and submit the proposed mandatory building standards. Current law requires the department and the commission, in proposing and adopting these standards, to actively consult with specified parties. This bill would require those mandatory building standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings to require that each dwelling unit with access to a parking space have access to a 208/240 volt branch circuit of at least 20 amperes terminating in a receptacle for use by an electric vehicle driver to charge their plug-in electric vehicle, specified signage for those electric vehicle parking spaces, and electrical wiring design options, as specified.

*Position: Oppose***Status:** Senate Transportation

ADDITIONAL INDUSTRY LEGISLATION

[AB 916](#)

(Salas)

Zoning: accessory dwelling units: bedroom addition.

The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities. This bill contains other related provisions and other existing laws.

*Position: Watch***Status:** Senate Rules**[AB 1911](#)**

(Gabriel)

Income taxes: credits: low-income housing.

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, 2023, and before January 1, 2028, would allow a credit against those taxes to a taxpayer that is transferred, and allocated, credits pursuant to the sale of a specified multifamily rental housing development or mobilehome park to a qualified developer, that has received a credit reservation from the California Tax Credit Allocation Committee, in specified amounts. The bill would define a qualified developer for purposes of this bill, in part, as a specified entity that commits, under penalty of perjury, to employing a tax credit reservation allowed by the bill in the acquisition of a qualified development.

Sponsored by California Coalition for Rural Housing, California Housing Partnership, Non-Profit Housing Association of Northern California

*Position: Watch***Status:** Assembly Revenue and Taxation**[AB 1944](#)**

(Lee)

Local government: open and public meetings.

Current law, the Ralph M. Brown Act, requires, with specified exceptions, that all meetings of a legislative body of a local agency, as those terms are defined, be open and public and that all persons be permitted to attend and participate. Current law, until January 1, 2024, authorizes a local agency to use teleconferencing without complying with those specified teleconferencing requirements in specified circumstances when a declared state of emergency is in effect, or in other situations related to public health. This bill would specify that if a member of a legislative body elects to teleconference from a location that is not public, the address does not need to be identified in the notice and agenda or be accessible to the public when the legislative body has elected to allow members to participate via teleconferencing.

*Position: Watch***Status:** Assembly Local Government

[AB 1945](#)

(Aguilar-Curry)

Affordable Disaster Housing Revolving Development and Acquisition Program.

Would require the Department of Housing and Community Development to establish and administer the Affordable Disaster Housing Revolving Development and Acquisition Program to fund the predevelopment expenses, acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the state's declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower income households. The bill would require the department to establish an application process for community development financial institutions, as defined, to apply for emergency short-term or temporary loans under the program.

Sponsored by California Coalition for Rural Housing*Position: Watch***Status:** Assembly Appr. Suspense File**[AB 1978](#)**

(Ward)

Department of Housing and Community Development: powers.

Current law establishes the Department of Housing and Community Development and requires it to, among other things, administer various programs intended to fund the acquisition of property to develop or preserve affordable housing. Current law grants the department various powers and duties, including, among other things, the power to provide advice, technical information, and consultative and technical services. This bill would authorize the department, in administering those programs, to (1) publish a notice of funding availability and application deadlines ahead of, and contingent upon, availability of funding, (2) issue funding to an award recipient up-front rather than as a reimbursement, and (3) provide technical assistance to applicants that meet program submission deadlines to correct technical errors or provide missing information.

*Position: Watch***Status:** Assembly Housing and Community Development**[AB 2011](#)**

(Quirk-Silva)

Multifamily Housing Program: housing for people experiencing homelessness: recreational vehicle parking programs.

Current law establishes the Multifamily Housing Program, which is administered by the Department of Housing and Community Development. Current law requires that funds appropriated in the 2020 Budget Act or an act related to the 2020 Budget Act to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are impacted by the COVID-19 pandemic be disbursed in accordance with the Multifamily Housing Program for specified uses. This bill would expand the eligible use of those above-described funds to include costs relating to recreational vehicle parking programs.

*Position: Watch***Status:** Assembly Housing and Community Development**[AB 2049](#)**

(Villapudua)

Housing: EO N-06-19 State Land Affordable Housing Infrastructure, Demolition, Abatement, and Remediation Fund: grant program.

Current law establishes the Department of General Services in the Government Operations Agency. By executive order, the Governor requires the department to create a digitized inventory of all state-owned parcels that are in excess of state agencies' foreseeable needs, as provided, and to issue, in consultation with the Department of Housing and Community Development, requests for proposals on individual parcels and accept proposals from developers of affordable housing interested in entering into low-cost, long-term ground leases of these parcels, as described. This bill would establish the EO N-06-19 State Land Affordable Housing Infrastructure, Demolition, Abatement, and Remediation Fund and would make moneys in the fund available, upon appropriation by the Legislature, to an unspecified state agency for purposes of establishing and administering a grant program, as specified.

*Position: Watch***Status:** Assembly Housing and Community Development**[AB 2099](#)**

(Garcia, Eduardo)

Mobilehomes: loans.

Current law authorizes the Department of Housing and Community Development to make loans from the Mobilehome Park Purchase Fund to qualified mobilehome park residents, resident organizations, and nonprofit housing sponsors or local public entities to finance conversion of the parks to resident ownership and to make monthly housing costs affordable. This bill would make a nonsubstantive change to these provisions.

*Position: Watch***Status:** Assembly Print**[AB 2179](#)**

(Grayson)

COVID-19 relief: tenancy.

The COVID-19 Tenant Relief Act, until October 1, 2025, establishes procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act, among other things, requires that a notice that demands payment of COVID-19 rental debt served pursuant to specified law be modified, as provided. The act requires that a notice that demands payment of rent that came due during the transition time period, as defined, comply with certain requirements, including that the notice include certain text which varies depending on the date that the notice is served. This bill would require notices described above that are served on or after April 1, 2022, and before July 1, 2022, to include certain text.

Position: Watch

[AB 2186](#)

(Grayson)

Housing Cost Reduction Incentive Program.

Would establish the Housing Cost Reduction Incentive Program, to be administered by the Department of Housing and Community Development, for the purpose of reimbursing cities, counties, and cities and counties for development impact fee reductions provided to qualified housing developments, as defined, and for the reasonable interest costs associated with impact fee deferrals. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50% of the amount of development impact fee reduced for a qualified housing development and grants to applicants in an amount equal to the accrued interest on a deferred development impact fee, as provided. This bill would require the department to administer these grants by issuing a Notice of Funding Availability before December 31 of the year that the program receives funding, as specified, and accepting grant applications after the subsequent year.

Sponsored by California Housing Partnership*Position: Watch***Status:** Assembly Local Government**[AB 2297](#)**

(Wicks)

Tenancy: fee in lieu of a security deposit.

Current law generally regulates security for a rental agreement for residential property that is used as the dwelling of the tenant. This bill, among other things, would require a landlord who offers a tenant or prospective tenant the option of paying a fee in lieu of a security deposit to take certain action, including offer the tenant or prospective tenant the option to instead pay a security deposit. The bill would authorize a tenant who accepts an offer to pay a fee in lieu of a security deposit to terminate the agreement to pay the fee in lieu of a security deposit at any time and to stop paying the fee if the tenant chooses to instead make a security deposit in the amount that the landlord offers to new tenants for substantially similar housing on the date the tenant chooses to make a security deposit instead of paying a fee in lieu of a security deposit.

*Position: Watch***Status:** Assembly Judiciary**[AB 2492](#)**

(Grayson)

Factory-built housing: qualified manufacturers: incentives.

The California Factory-Built Housing Law provides for the regulation of factory-built housing, as defined, by the Department of Housing and Community Development and requires, among other things, that all factory-built housing sold or offered for sale to first users within this state bear the insignia of approval issued by the department. Current law, known as the Density Bonus Law, requires a city, county, or city and county to provide a developer that proposes a housing development within the jurisdictional boundaries of that city, county, or city and county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents and meets other requirements. This bill would grant certain benefits to a factory-built housing development, as defined, that is manufactured by a qualified manufacturer. In this regard, the bill would require a qualified manufacturer to satisfy certain conditions, including, among other things, providing medical coverage to all of its employees and entering into and abiding by the terms of a labor peace agreement.

*Position: Watch***Status:** Assembly Housing and Community Development**[AB 2503](#)**

(Garcia, Cristina)

Landlords and tenants: lessors and lessees.

Current law generally regulates the relationship between parties to a lease of real property. Current law refers to the lessor of real property variously as, among other terms, "landlord" or "lessor" and refers to the lessee of real property variously as, among other terms, "tenant" or "lessee." This bill would, among other things, amend those provisions to replace the term "landlord" with the term "lessor or lessor's agent" and to replace the term "tenant" with "lessee."

*Position: Watch***Status:** Assembly Judiciary**[AB 2527](#)**

(Quirk-Silva)

Consumer Credit Reporting Agencies Act: users of consumer credit reports: hiring a dwelling unit.

Would, among other things, prohibit a person from using a consumer credit report for a purpose related to the hiring of a dwelling unit or requiring an applicant or tenant to answer a question about the contents of a consumer credit report or the information contained therein for a purpose related to the hiring of a dwelling unit, except if the person is required to do so under state or federal law, as prescribed. The bill would also make conforming changes.

*Position: Watch***Status:** Assembly Print

[AB 2559](#)

(Ward)

Reusable screening reports.

Would require a landlord to provide an applicant with prescribed notice, including a clear and conspicuous statement on a listing or advertisement for residential rental property on the internet, that the landlord accepts reusable tenant screening reports. The bill would define the term “reusable tenant screening report” to mean a consumer report, as defined, that was prepared within the previous 30 days by a consumer reporting agency at the request and expense of an applicant and is made directly available to the landlord at no charge for use in the rental application process. The bill would require a reusable tenant screening report to include specified information, including the results of a criminal history check for the 7 years preceding the date on which the consumer reporting agency received the request for the reusable screening report. The bill would prohibit a landlord from charging the applicant a fee for the landlord to access the report or an application screening fee.

*Position: Watch***Status:** Assembly P. & C.P.**[AB 2575](#)**

(Carrillo)

Special Occupancy Parks Act: lots.

Current law requires the Department of Housing and Community Development to adopt regulations to govern the construction, maintenance, occupancy, and use of special occupancy parks, as defined, and lots within the parks. Current law requires the regulations to establish standards and requirements that protect the health, safety, and general welfare of the occupants and residents of parks. This bill would make a nonsubstantive change to those provisions.

*Position: Watch***Status:** Assembly Print**[AB 2713](#)**

(Wicks)

Tenant protections: just cause termination: rent caps.

Current law prohibits an owner, as defined, of residential real property from terminating a tenancy without just cause, stated in the written notice to terminate the tenancy, after a tenant has continuously and lawfully occupied a residential real property for 12 months. Current law defines “just cause” to mean certain at-fault just causes, including default in the payment of rent, and certain no-fault just causes, including intent to occupy the residential real property by the owner or the owner’s spouse, domestic partner, children, grandchildren, parents, or grandparents, as prescribed, withdrawal of the residential real property from the rental market, and intent to demolish or to substantially remodel the residential real property. This bill would revise the intent to occupy just-cause provision described above to mean a good faith intent to occupy the residential real property by the owner or the owner’s spouse, domestic partner, children, grandchildren, parents, or grandparents for at least 3 consecutive years.

*Position: Watch***Status:** Assembly Judiciary**[AB 2785](#)**

(Friedman)

Emotional support animals.

Current law requires a person or business that sells or provides a dog for use as an emotional support dog, as defined, to provide a written notice to the buyer or recipient of the dog stating that the dog does not have the special training required to qualify as a guide, signal, or service dog and is not entitled to the rights and privileges accorded by law to a guide, signal, or service dog, and that knowingly and fraudulently representing oneself to be the owner or trainer of any canine licensed as, to be qualified as, or identified as, a guide, signal, or service dog is a misdemeanor. Current law requires a person or business that sells or provides a certificate, identification, tag, vest, leash, or harness for an emotional support animal to provide a similar written notice, as specified, to the buyer or recipient. This bill would require those written notices to be made in at least 16-point bold type.

*Position: Watch***Status:** Assembly Print**[AB 2902](#)**

(Kiley)

State of emergency: termination after 30 days: extension by the Legislature.

Would require a state of emergency to terminate 30 days after the Governor’s proclamation of the state of emergency unless the Legislature extends it by a concurrent resolution, as specified. The bill would prohibit a concurrent resolution from extending a state of emergency by more than 30 days, as specified.

*Position: Watch***Status:** Assembly Emergency Management

[SB 633](#)

(Limón)

Contracts: translations.

Current law requires a person engaged in a trade or business who negotiates primarily in Spanish, Chinese, Tagalog, Vietnamese, or Korean, orally or in writing, in the course of entering into specified agreements, to deliver to the other party to the contract or agreement, and before the execution thereof, a translation of the contract or agreement in the language in which the contract or agreement was negotiated, which includes a translation of every term and condition in that contract or agreement. Current law specifies that these provisions do not apply to a person engaged in a trade or business who negotiates primarily in a language other than English, as specified, if the party with whom that person is negotiating is a buyer of goods or services, or receives a loan or extension of credit, or enters an agreement obligating that party as a tenant, lessee, or sublessee, or similarly obligates the party by contract or lease, and the party negotiates the terms of the contract, lease, or other obligation through the party's own interpreter. This bill would also require a specified notice to be delivered to a person who will sign the contract but who will not receive the goods, services, money, or other subject of the contract if that person is not proficient in English, in the above-specified languages, by the party who is a person engaged in a trade or business before execution of the contract and on a separate page immediately preceding the contract or agreement.

*Position: Watch***Status:** Assembly Desk**[SB 847](#)**

(Hurtado)

COVID-19 relief: tenancy: grant program.

The State Rental Assistance Program establishes a program for providing rental assistance, using funding made available pursuant to federal law, administered by the Department of Housing and Community Development. This bill would, until January 1, 2025, create a grant program under the administration of the department and would require the department to award a program grant, as defined, to a qualified applicant who submits a complete application, as defined, on a first-come, first-served basis, except that the bill would require the program to provide grants to all tier one applicants, as defined, before providing grants to other applicants. The bill would define "qualified applicant" to mean a landlord who satisfies certain criteria, including that the landlord has applied for rental assistance funds pursuant to the State Rental Assistance Program and either received a negative final decision, as specified, or the landlord has been notified that an application to the State Rental Assistance Program was submitted, as specified, but 20 days have passed without a final decision being rendered.

Sponsored by CAA*Position: Watch***Status:** Senate Judiciary**[SB 1017](#)**

(Eggman)

Leases: termination of tenancy: abuse or violence.

Current law prohibits a landlord from terminating or failing to renew a tenancy based upon an act or acts against a tenant or a tenant's household member that constitute domestic violence, sexual assault, stalking, human trafficking, or elder or dependent adult abuse if certain standards are met. Current law requires the act to be documented in one of several ways, including by a court order, police report, or tenant statement and qualified third party statement, as specified, and existing law requires that the person against whom the order was issued, or who was named in the police report or tenant statement and qualified third party statement, not be a tenant of the same dwelling unit as the tenant or household member. Current law allows a landlord to terminate or decline to renew a tenancy if the tenant allows the person against whom the court order was issued or who was named in the police report or tenant statement and qualified third party statement to visit the property or if the landlord reasonably believes that the presence of the person poses a physical threat to other tenants, guests, invitees, or licensees, or to a tenant's right to quiet possession, and the landlord previously gave at least 3 days' notice to the tenant to correct the violation, as specified. This bill would recast these provisions to prohibit a landlord from terminating or failing to renew a tenancy based on an act of abuse or violence, as defined, against a tenant, a tenant's immediate family member, as defined, or a tenant's household member.

*Position: Watch***Status:** Senate Judiciary**[SB 1026](#)**

(Wieckowski)

Residential energy efficiency disclosure statement.

Current law requires the State Energy Resources Conservation and Development Commission to prescribe, by regulation, energy efficiency standards for lighting, insulation, climate control systems, and building design and construction standards for new residential and new nonresidential buildings. Current law requires the commission to also develop a public domain computer program that enables contractors, builders, architects, engineers, and government officials to estimate the energy consumed by residential and nonresidential buildings. Current law regulates the terms and conditions of residential tenancies and imposes various requirements on landlords. This bill would require the commission to prepare a residential energy efficiency disclosure statement form for landlords and other lessors of residential properties to use to disclose to tenants and lessees information about the energy efficiency of the property.

*Position: Watch***Status:** Senate Energy, Utilities and Communications

[SB 1133](#)

(Archuleta)

Price gouging: state of emergency.

Would, for a state of emergency or local emergency that has been in effect for a year or more, make application of specified provisions contingent upon any proclamation of a state of emergency or declaration of local emergency including specific findings that the emergency has caused, or will continue to cause, abnormal disruptions of the housing market necessitating the application of these provisions to prevent excessive and unjustified increases in rental prices. The bill would require the Office of Emergency Services to post all applicable proclamations and declarations on its website, and would specify that these provisions would not be enforceable until the proclamation or declaration is posted on the office's website. The bill would also exclude housing that was issued a certificate of occupancy for residential use within the 3 months preceding a proclamation of a state of emergency or declaration of local emergency or within the duration of the proclamation or declaration.

Sponsored by CAA*Position: Watch***Status:** Senate Appropriations**[SB 1252](#)**

(Committee on Housing)

Housing.

The Housing Accountability Act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application is submitted, except as specified. Current law specifies the act does not prohibit a housing development project that is an affordable housing project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted if the project has not commenced construction within 3.5 years. Current law defines "affordable housing project" for purposes of those provisions to mean a housing development in which units within the development are subject to a recorded affordability restriction for at least 55 years, among other things. This bill would instead require units within the development to be subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing.

*Position: Watch***Status:** Senate Housing**[SB 1307](#)**

(Rubio)

Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks and requires the Department of Housing and Community Development to enforce the act. The Special Occupancy Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of special occupancy parks and requires the department to enforce the act. Current law authorizes a city, county, or city and county to assume responsibility for the enforcement of the Mobilehome Parks Act, the Special Occupancy Parks Act, and the regulations adopted pursuant to those acts, following approval by the department for the assumption, as specified. This bill would require the department to post an explanation of the process for a city, county, or city and county to assume the enforcement responsibilities pursuant to the acts described above, on its internet website, in multiple languages.

*Position: Watch***Status:** Senate Housing**[SB 1368](#)**

(Dahle)

State of emergency: termination after 45 days: extension by the Legislature.

Would require a state of emergency to terminate 45 days after the Governor's proclamation of the state of emergency unless the Legislature extends it by a concurrent resolution.

*Position: Watch***Status:** Senate Governmental Organization**[SB 1396](#)**

(Bradford)

Tenancy: credit reporting: lower income households: evaluation.

Current law, until July 1, 2025, requires 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 consumer reporting agency. Current law authorizes a landlord to charge a tenant that elects to have rent reported and prescribes requirements regarding how the offer of rent reporting is to be made. This bill would require an independent evaluator, upon appropriation by the Legislature for this purpose, to be selected by the Department of Financial Protection and Innovation and to be responsible for conducting an evaluation on the impact of rental payment reporting in this state. The bill would require the evaluator to be chosen through a competitive process after the first year of completion, as specified.

*Position: Watch***Status:** Senate Judiciary

Housing: California Family Home Construction and Homeownership Bond Act of 2022.

Would enact the California Family Home Construction and Homeownership Bond Act of 2022 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$25,000,000,000 pursuant to the State General Obligation Bond Law to finance the California Family Home Construction and Homeownership Program, established as part of the bond act. The bill would authorize the California Housing Finance Agency to award California Socially Responsible Second Mortgage Loans to eligible applicants to use as a down payment or to pay closing costs on the purchase of a new home. The bill would also authorize the agency to award Family Homeownership Opportunity Infrastructure Improvement Loans to developers to be used for predevelopment infrastructure improvements and other upfront costs typically incurred in connection with new home construction. The bill would require that moneys received from a loan recipient for the repayment of financing provided under the program to be used to pay debt service when due on bonds issued pursuant to the bond act.

Position: Watch

Status: Senate Appropriations

Congratulations to our newest MCM members!

The Manufactured Housing Community Manager (MCM) program was founded in 1993 to provide continuing education opportunities to manufactured housing communities' industry professionals. Please join us in congratulating these newly accredited managers:

Yvan Arguin	Fairview Village	Victoria Gutierrez	Starlite Trailer Park
Cathie Baird	ML PARK, INC.	Courtney Holland	Rancho Goleta MHP
Kevin Baird	ML PARK, INC.	Brina Kemlo	Orcutt Ranch MHP
Solomon Bien	Sierra Meadows Mobile Estates	Thomas Pacelli	J & H Asset Property Mgt Inc.
Amy Chicas-Salas	Villa Del Sol MHE	Raquel Quezada	Chetwood Crest MHP
Danetta Crawford	Creekside Estates	Benjamin Romero	La Verne Mobile Country Club
Amy Deards	Mission Gorge Villa	Juan Romero	Hacienda Mobile Estates
Craig Gentry	Laguna Terrace Park	Wendy Romero	Jurupa Hills Cascade
Joseph Gray	New Frontier MHP	Eric Salas	Villa Del Sol MHE
Patricia Gray	New Frontier MHP	Gui Sanchez	Mountain View Mobile Lodge
Matt Greenberg	Marin Valley Mobile Country Club		



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SCHEDULE:

9:00 – 9:30 Check-In
9:30 – 10:45 Course 1
10:45 – 11:00 Break
11:00 – 12:00 Course 2
12:00 – 1:00 Lunch
1:00 – 2:00 Course 3
2:00 – 2:15 Break
2:15 – 3:30 Course 4
3:30 – 4:00 Closing
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Day-to-Day Management Advice

Our toll-free hotline number puts you in touch with WMA's network of staff, consultants and attorneys to help you solve the day-to-day issues of running a community.

In-Depth Industry News

WMA's monthly Reporter magazine, an absolute must read for park owners, and monthly Newslite newsletter, which covers regional news. You can't find coverage this in-depth on issues involving the mobilehome industry anywhere else.

Forms and Manuals

Our forms purchasing program, which is **exclusively for WMA community members**, includes over forty different forms for use in the day-to-day operations of your community, as well as community-owned rental forms. These forms are reviewed and updated annually to comply with current laws. A comprehensive guide to WMA's forms is also available to assist you in completing the forms properly.

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WMA has teamed up with NXGEN Payment Services, Inc. to provide discounted merchant processing to members.

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

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FEATURE ARTICLE

Marko Mlikotin

Industry Supports Political Engagement Despite the Odds



Marko Mlikotin is President of River City Communications, a public affairs and government relations firm based in California's Capital city area of Sacramento, representing a broad spectrum of business and political interests. He may be reached through his website: rivercitycomm.com

Despite the lack of confidence in the State's political leadership, 90% of WMA members surveyed believe it is important to advocate their business interests at the state and local levels. This finding should come as no surprise. The value of membership is greatest in times of need, especially as the state faces a lingering housing crisis.

During his first year in office, Governor Gavin Newsom called for a "*Marshall Plan*" to address California's lingering housing crisis. He told fellow Californians, "No one should live in constant fear of eviction or spend their whole paycheck to keep a roof overhead." His plan called for ending homelessness and permitting 3.5 million new housing units by 2025.

As time passed, we learned that these promises were not kept. According to housing production figures, 116,297 homes were constructed in 2021, just 5,013 more than Governor Jerry Brown's last year in office and he made no similar declarations. Consequently, the lack of housing inventory combined with high demand has pushed the median home price out of reach for most Californians. Unlike past generations, young people and renters

have little confidence that they will be homeowners like their parents. Last year, California's median home price was \$786,750 and it is expected to surpass \$830,000 in 2022. This reality is leading Californians to find affordable housing in other states, which is reflected in recent public opinion polls and major demographic changes that have been underway for the past two decades. According to the Public Policy Institute of California (PPIC) public opinion survey, "A record-high 46 percent of Californians say the cost of their housing makes them and their family seriously consider moving out of the part of California where they currently live, with most saying they would move outside the state." What's more, younger Californians are more likely than older ones to say that they have seriously considered moving, and renters (53%) are more likely than homeowners (39%) to feel this way. Moreover, half of Californians are concerned that they will not have enough money for rent or their mortgage.

PPIC also finds that since 2010, about 7.5 million people moved from California to other states, while only 5.8 million people moved

to California from other parts of the country. Most of those leaving are lower to middle-income residents who can't or just won't pay premium housing prices to remain in California.

There is no question that Californians are losing faith in the *California Dream*, and according to a recent survey of WMA members, many of you feel the same way. When asked if the State has taken steps to promote housing policies that will encourage parkowners to increase their stock of manufactured homes, 83% said *no*. When asked about the future of California's manufactured housing industry, 82% said the *wrong direction*.

This lack of confidence in California's political leadership is not unique to the manufactured hous-

ing industry, but it should invite a call to action by the state's housing authorities. As it stands today, the membership survey revealed that 66% of parkowners were ***unlikely to very unlikely*** to build new units and 26% were ***likely to very likely*** to do so. If parkowners are not optimistic about the future, they will not invest in new construction.

While California's housing market is in a real crisis, the manufactured housing industry can be part of the solution. Manufactured homes are the most affordable source of unsubsidized housing. Today, the median price for the installation and cost of a brand new two-to-three-bedroom manufactured home is approximately \$240,000. It just takes our State's political leadership to recognize the value of developing

housing policies that stimulate the production of more units and more parks.

If WMA is to persuade policymakers of this need, its membership must remain committed to political engagement. When WMA's advocacy team calls on members to contact their State Representatives or testify at the State Capitol or before city councils, it would be helpful to respond to this *Call to Action*.

Remember, the current political environment is the consequence of actions and inaction. WMA is committed to remaining a political force in California and with your support, the industry can make measurable steps forward to making affordable housing accessible and improving the quality of life for millions of Californians. ■

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MEMBER SPOTLIGHT

Jim Bostick

A Lasting Legacy in Asphalt

Jim Bostick started his asphalt paving business, J.B. Bostick Company, Inc., in Fullerton, California, in 1969. He was only 23 years old with \$1,675 in his pocket.

Jim started working in the contracting business at the age of 18, and worked for a number of different companies before deciding to venture out on his own. As business picked up, he hired one person and then two until he built a thriving, enduring business enterprise throughout California.

Sometime in the early 1970's, while working in a mobilehome park, he ran into three partners, Bush, Carr, and McAdoo, who built, owned, and managed several mobilehome parks. The three partners liked what they saw in Bostick's work. They hired him on the spot to start working at the mobilehome parks. A handshake, not a written contract, cemented their relationship. More than fifty years later, J.B. Bostick Company, Inc. is still working for them.

Although he acknowledges he does not get to work out in the field as much as he used to, Bostick's enthusiasm, passion, and love for his work is what keeps clients coming back. One would have to admit that it's an unfortunately rare sight to see the president of a company working side by side with his highly respected/admired employees; Bostick can often be found behind the wheel of the paving equipment or shoveling asphalt. Many of his employees have been working and growing at J.B. Bostick Company for over 30 years.

Integrity and hard work certainly attribute to the company's long-term success; however, Bostick readily agrees his prices are not the lowest. "Our projects are priced to value," said Bostick. "We cater to a clientele, such as mobilehome parks, who are looking for quality

and are willing to pay slightly more for the quality and service we provide. However, we can compete with any of the competitors pricing out there."



Besides his love for work and family, Jim is also known among his peers to be kind and generous. He often gives back to his community and the manufacturing housing industry. Here are a few examples:

- J.B. Bostick Company, Inc. has been a long-time member and supporter of WMA since 1969
- For many many years, the company has set aside \$100 per community paved aside to donate to WMA's general fund.
- In 2021, J.B. Bostick donated an extra \$50,010 dividing it among the Frank J. Evans Charitable Foundation, the WMA Foundation and WMA.
- Additionally, for 50+ years, he has sponsored and donated to other manufactured housing industry organizations such as CMHI, MHET and CMPA.

We, at WMA, thank him for his long time support of our Association. ■

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- 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 UPDATES

Legal News for Members



San Francisco Apartment Association Appeals to CA Supreme Court to review anti-Costa-Hawkins Decision

The San Francisco Apartment Association requested review of an appellate court decision which undermines the Costa-Hawkins Rental Housing Act, a 1995 state law that places limits on local rent control ordinances. Under Costa-Hawkins, cities may not apply local rent controls to post-1995 construction, single-family homes, and condominiums. The court case at issue focuses on a San Francisco law prohibiting “bad faith” rent increases at properties protected from rent control under Costa-Hawkins. The City argued that the ordinance is a permissible way to stop property owners from side-stepping eviction restrictions by doubling or tripling the rent. Costa-Hawkins preserves the ability of local governments to “regulate and monitor the basis for eviction.” The Court of Appeal agreed with the city. The San Francisco Apartment Association, which filed the legal challenge, has asked the California Supreme Court to review the lower court’s decision.

Court of Appeals Rules that Minnesota Eviction Moratorium Case Can Continue

On April 5, the Eighth Circuit Court of Appeals ruled that a lawsuit filed by metro-based Heights Apartments, challenging the constitutionality of an executive order from Gov. Tim

Walz, can move forward. Walz’s executive order was done to prevent the spread of the virus that would likely occur if individuals were evicted and forced to stay in crowded shelters or move in with family. Heights Apartments challenged the executive order claiming that it was unconstitutional. Heights Apartments appealed the District Court’s dismissal of the case. The amicus brief argued the significant public health implications that would occur if the moratorium were to be revoked. An estimated 30 percent of Minnesota renters were already at risk of eviction at the start of the public health emergency. Earlier this week, the Court of Appeals made the decision to reverse the District Court’s dismissal, allowing the lawsuit to move forward on its constitutional claims. The decision did not address the merits of Walz’s eviction moratorium.

According to the Court: “A state’s interference with a minor contractual provision is not a substantial impairment under the Contract Clause. See *Sveen*, 138 S. Ct. at 1824. In contrast, interference with a crucial contractual right may constitute a substantial impairment. Here, Heights contends the ownership of property subject to a lease involves a number of incidents and rights, which include not only the landlord’s right to receive rent but also the “right to exclude” others from the real estate. *Ala. Ass’n of Realtors v. Dep’t of Health & Hum. Servs.*,

594 U.S. ___, 141 S. Ct. 2485, 2489 (2021) (per curiam). The right to exclude is not a creature of statute and is instead fundamental and inherent in the ownership of real property. See *Cedar Point Nursery v. Hassid*, 594 U.S. ___, 141 S. Ct. 2063, 2072 (2021) (stating the “right to exclude is ‘universally held to be a fundamental element of the property right,’ and is ‘one of the most essential sticks in the bundle of rights that are commonly characterized as property’”) (quoting *Kaiser Aetna v. United States*, 444 U.S. 164, 179–80 (1979)).”

The Court ruled that: “Heights has plausibly pleaded constitutional claims under the Contract Clause and Takings Clause. We reverse the dismissal as to those two claims and remand for proceedings in accordance with this opinion. We affirm the dismissal of Heights’ other claims.”

California Housing Finance Agency and HCD Announces Two Programs for Current or Future California Homeowners

The California Housing Finance Agency (CalHFA) is introducing the **Forgivable Equity Builder Loan**, which helps homebuyers with a loan of up to 10 percent of the purchase price. If the homebuyer stays in the home for five years, they do not have to repay the junior loan, making homeownership more attainable for Californians. The loan is available to Californians whose income is less than 80% of the Area Median Income

in the county where the property is located. For instance, in Sacramento, a family can make up to \$72,700 and qualify for the loan. In San Diego County, the limit is \$76,080, while in Santa Clara County the limit is \$118,960. The loan can be used for down payment or closing costs, including rate buydowns. "Home equity has proven to be one of the strongest ways for families to build and pass on intergenerational wealth and CalHFA is committed to improving equitable access to homeownership for all Californians," said Tiena Johnson Hall, CalHFA's Executive Director. "The Forgivable Equity Builder Loan, which gives first-time homebuyers a head start with immediate equity in their homes, will help California families build and pass on that wealth with a secure, stable home loan." The Forgivable Equity Builder Loan is available through CalHFA's network of approved lenders, which operates in every California county. Families



Manufactured Housing Group



Jim Pierini
Regional Director
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CA DRE #01859736



John Gallagher
President
(916) 960-5777
jgallagher@tri-pm.com
CA DRE #01049566
NV RED #B. 1001538

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Anthony DiMarco
Gerard DiMarco, Jr.

Anthony@securitymortgage.com
Gd@securitymortgage.com

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who think they may qualify are encouraged to contact a Preferred Loan Officer to take the first steps towards homeownership.

CalHome Awards

The Department of Housing and Community Development (HCD) announced more than \$67 million in grant funding for 33 CalHome Program projects located across California – projects that will ultimately support low and very low-income households so they can become or remain homeowners. In September 2021, HCD announced the availability of state CalHome Program funds from the Affordable Housing Bond Act Trust Fund of 2018 to fund Local Public Agencies or Nonprofit Corporations for eligible activities within the CalHome Program. Funds assist individual first time homebuyers through deferred-payment loans for down payment assistance, home rehabilitation, including manufactured homes

VCS Billing

VCS was established in 1981 from our founder's need to make their own mobile home community billing more efficient and effective, while keeping the human aspect as a core value. We continue that tradition today.

We are available to assist in real-time with solving your community billing concerns ranging from the simplest utility usage issue all the way to regulatory and compliance with local agencies.

Technology helps us do our job better, and our mission is to serve you and your community in the best way we can. Team VCS is here for you, to be an extension of your team, by phone and by email directly. We would be honored if you would join us.

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not on permanent foundations, acquisition and rehabilitation, home-buyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. "With the recent announcement of our new Statewide Housing Plan, programs like CalHome are more important than ever in helping us toward our ultimate goal of 2.5 million homes in California over the next eight years," said HCD Director Gustavo Velasquez. "Much like our Statewide Housing Plan, the focus of CalHome is not just about creating new housing, but also preserving the existing affordable housing we currently have so that Californians at all income levels can maintain a roof over their heads." A full list of local public agencies and nonprofit corporations receiving CalHome Program grant funding is available upon request. For more information about the CalHome program, go to HCD's website. ■

MH PARK CONSULTING



Brad Harward

Sacramento, California

916.806.0303 call or text

mhparkconsulting@gmail.com

Twenty years of experience with the Department of Housing and Community Development which included reorganizing and re-writing all the mobilehome park regulations. I can accurately provide regulation interpretation, regulation history, park inspections, expert witness testimony and consultation on all park issues.

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Martinez & Associates, Inc. is an advisory Commercial real estate brokerage firm specializing in the investment sales of Mobile Home Parks, Self Storage Centers, Campgrounds and RV Parks. For over 10 years, Martinez & Associates has represented both buyers and sellers to become the **preeminent** commercial brokerage firm in California. We have a **proven track record** of success that begins with a thorough understanding of our individual clients' goals and real estate needs.



Martinez & Associates' sole mission 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**.

If you are curious about the current **value** of your commercial property, have questions regarding other properties in your area, or would like rental or sales **comps**, we would be happy to provide this information for you and your partners/family. We offer financial **analyses** and **market** information at **no cost or obligation** to you. Please contact us at one of our numbers below if you are interested in one or all of these services.



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!

RECENT SALES

CURRENT LISTINGS/ESCROWS

Countrywide Self Storage
Hesperia, CA
461 Units
\$5,000,000 **CLOSED**

Whittier Self Storage
Whittier, CA
470 Units
\$7,132,500 **CLOSED**

Mountain View MHP
Desert Hot Springs, CA
110 Spaces
\$4,175,000 **CLOSED**

Santa Fe MHP
Huntington Park, CA
25 Spaces
\$1,775,000 **CLOSED**

Durango RV Resort
Red Bluff, CA
174 Spaces
\$10,500,000 **CLOSED**

Pack Rat SS
North Hollywood, CA
155 Units
\$3,200,000 **CLOSED**

Bonanza Terrace RV Park
Reno, NV
80 Spaces
\$5,100,000 **CLOSED**

Twin Oaks MHP
Lodi, CA
85 Spaces
\$6,195,000 **CLOSED**

Holiday Homes MHP
• Borrego Springs, CA
• 78 Spaces
• +/- 6.03 Acres
\$4,495,000 **JUST LISTED!**

Smith Self Storage
Riverside, CA
• 357 Units- 97% Occupied
• +/- 2.53 Acres
Market Bid **JUST LISTED!**

Gold Beach Park
El Dorado, CA
• 47 Spaces-95% Occupied
• +/- 99 Acres
IN ESCROW!

Lakeland & Lakefront MHP
Clearlake, CA
• 107 Spaces-97% Occupied
• +/- 9.16 Acres
LISTED!

FOR INFORMATION ON RECENT SALES, NEW LISTINGS OR A CONFIDENTIAL CONTACT:

VICTOR M. MARTINEZ

866 759-8585 **TOLL FREE**

909 945-8989 **OFFICE**

909 945-8929 **FAX**

VICTOR@VMA.COM

MARTINEZ & ASSOCIATES, INC.

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WMA ORDER FORM

FOR NON MEMBERS

022022



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>)	_____	\$55	\$ _____
825	California Civil Codes (<i>Lots of 50</i>)	_____	\$35	\$ _____
830	California Civil Codes (<i>Lots of 25</i>)	_____	\$25	\$ _____

FORMS

Prospective and New Residents

176*	Notice of Rights and Responsibilities	_____	\$20	\$ _____
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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	\$ _____
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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 \$30	\$15
\$ 31 – \$100	\$30
\$101 – \$150	\$40
\$151 – \$200	\$50
\$201 and up	\$60

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

Please do not email payment information!

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 – 2022/23

Community Membership Categories

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

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

COMMUNITY _____ NO. OF SPACES _____

COMMUNITY ADDRESS _____ COUNTY _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

DOES THIS COMMUNITY RECEIVE MAIL DELIVERY? ☐ YES ☐ NO

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

Do you have operational fire hydrants? ☐ Yes ☐ No

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

Do you permit subleasing? ☐ Yes ☐ No

What are the age rules? ☐ All Age ☐ 55 ☐ 62

Do you provide master-meter utility services?

Electric: ☐ Yes ☐ No Gas: ☐ Yes ☐ No

Propane: ☐ Yes ☐ No Water: ☐ Yes ☐ No

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

Other: _____

OWNER INFORMATION

NAME _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

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

MANAGEMENT COMPANY (if applicable)

FIRM _____ CONTACT _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

MEMBER REFERRAL INFORMATION (if applicable)

NAME _____

COMMUNITY/FIRM _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

MEMBERSHIP INVESTMENT

Total No. of Spaces @ \$10.55 per space \$ _____ ☐ Visa ☐ MasterCard ☐ American Express ☐ Check Enclosed

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

\$900 for 501c3 or Resident Owned Communities

Voluntary Candidate PAC Contribution @ \$4.00 per space \$ _____ CREDIT CARD NUMBER _____ EXPIRATION DATE _____

Voluntary Anti-Rent Control/Issues PAC Contribution @ \$2.00 per space \$ _____ BILLING ADDRESS AND ZIP CODE _____

Amount of Check Enclosed \$ _____ 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, 81% of your membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

AUTHORIZED SIGNATURE _____ DATE _____

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

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

PROTECT YOUR FINANCIAL INFORMATION — PLEASE **DO NOT** EMAIL THIS FORM TO WMA. FAXING IS A SECURE PROTOCOL.

"WMA—Advancing and Protecting the Manufactured Housing Industry"



Western Manufactured Housing Communities Association (WMA) WMA Application for Service and Industry Membership – 20/21

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, 77% 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

PROTECT YOUR FINANCIAL INFORMATION — PLEASE DO NOT EMAIL THIS FORM TO WMA. FAXING IS A SECURE PROTOCOL.

"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 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	\$_____

(effective 07.01.2016)

Disclosure

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

Rules and Regulations Violations

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

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

Termination of Tenancy

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

Miscellaneous Forms

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

Contents of Miscellaneous Forms Package continued on page two.

Subtotal Page One

Go to page two for payment information.

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

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

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