



Mobile Home Rent Assistance Program Information for MHP Owners

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Program Introduction

The Manufactured Housing Educational Trust (MHET) is offering its successful Mobile Home Rent Assistance Program administration services to all California mobile home parks.

The MHET Mobile Home Rent Assistance Program has been operating successfully since 1988. As a result of the program, hundreds of qualified low-income mobile home park residents have received temporary rental assistance from this private program paid for by mobile home park owners.

Introduction of MHET

MHET is a non-profit corporation founded in 1982 to serve the mobile home park industry. For the first several years of its existence, MHET served over 200 mobile home parks in Orange County. In 1993 it expanded its service area to include hundreds of additional mobile home parks in Riverside and San Bernardino counties.

MHET focuses on working with mobile home park owners, park residents, local government officials and community leaders to promote an understanding of the mobile home park industry. MHET has developed several programs to benefit the industry including a 24-hour toll free Mobile Home Hotline (800) 616-0064, a California Mobile Home News publication for park residents, an Issues Resolutions Program, and the MHET Mobile Home Rent Assistance Program (MHET RAP).

The MHET offices are located at 25241 Paseo de Alicia, Suite 120, Laguna Hills, CA 92653. The telephone number is (949) 380-3303 and the fax number is (949) 380-3310. Vickie Talley has been Executive Director of the association since 1982 and her email is vickie@mhet.com.

Overview of the Program

The MHET Mobile Home Assistance Program has succeeded in what it set out to do over thirty years ago in representing mobile home community owners. It has provided rental assistance to very low-income mobile home park residents that has been instrumental in keeping government regulation of rents out of Orange County's 34 cities. New rent regulation ordinances in the Inland Empire counties of Riverside and San Bernardino have also been stopped by MHET.



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Mobile home park owners have enthusiastically supported the program, recognizing that it is far better to subsidize the rent of a few genuinely needy park residents than to be forced to subsidize every resident of the park under a restrictive rent regulation laws.

Why Consider a Rental Assistance Program?

With the failure of Park Owner sponsored California Proposition 199 in 1996 and Proposition 98 in 2008, park owners need all the help they can get to fight government regulations on rental housing including mobile home parks. The drum beat for the need for more “affordable housing” continues with activists often citing government controls on rents as the answer. An effective, third party administered rental subsidy program is an effective response to residents who are lobbying their elected officials for controls saying they cannot afford the rent. With this program government regulations of rents is not needed because park owners are helping residents in need with a private program that provides a rent subsidy. Effective communications with elected officials is an important an integral part of the success of this program.

Why Have MHET Administer the Program?

MHET provides you with credible, experienced and objective third-party review and approval process. Residents are comfortable with the assurance that their personal information is kept completely confidential. The key is credibility. Additionally, it is simply not worth the time and aggravation to try to implement your own program. Accusations by tenants that the approval process is biased and not properly implemented are sure to occur.

Which Mobile Home Community Residents Qualify for the Rent Subsidy?

Only residents who meet the very low-income requirements for your area of the state as specified by federal government criteria are qualified for assistance from the MHET Mobile Home Assistance Program. Very low-income park residents are those earning less than 50% of the median income for the area. In order to qualify for the MHET Mobile Home Assistance Program, a mobile home park resident must also meet additional criteria including the following:

- ✓ Is purchasing or has purchased his/her mobile home
- ✓ Has lived in the park for at least three consecutive years
- ✓ Has housing expense (mobile home mortgage payment, space rent and utilities) equal to at least 40% of income
- ✓ Has a maximum of \$20,000 in personal property (other than their mobile home)
- ✓ Does not own real estate with a value exceeding \$10,000
- ✓ Resides in a jurisdiction that is not regulated by rent control
- ✓ Is in compliance with the park rules and regulations

Who Pays the Rent Subsidy?

The park owner agrees to pay the monthly rent subsidy (credit) to qualified very low-income park residents. Rent is never decreased or reduced; a rent credit is given on the rent statement each month in the amount of the approved rent credit/subsidy. MHET recommends a subsidy of 10% of the space rent be given to a maximum of 10% of park residents. A park owner may increase the number of recipients and they may also offer additional subsidies for extenuating circumstances, again all is kept confidential.

Questions?

Please contact MHET Executive Director Vickie Talley at (949) 380-3303 or vickie@mhnet.com



How the MHET Mobile Home Rent Assistance Program Works

1. Park owner enrolls Park in program and pays annual administration fee.

MHET member Park located in the MHET service area of Orange, Riverside and San Bernardino counties

MHET Member Benefit - No Annual Fee
\$35 fee per processed application

MHET Associate member Park located outside MHET Service area of Orange, Riverside and San Bernardino counties

MHET Member Benefit - No Annual
\$45 fee per processed application

Non-MHET member park-outside MHET service area

\$600 Annual Fee
\$55 per processed application

*If your park is outside the MHET service area of Orange, Riverside and San Bernardino counties, you may join MHET as an Associate Member for \$500 annually. Joining as an Associate MHET member provides a savings of \$100 per year on the park's Rental Assistance Program.

2. At the park owner's discretion, notice may be sent to all residents of the park that the park participates in the MHET Mobile Home Rent Assistance Program.

Notice is posted in the office and clubhouse-notifying residents of the program. When rent increase notices are sent, include a cover letter or information on the notice advising residents that if the rent increase is a hardship they may qualify for assistance. The park participates in the MHET Mobile Home Assistance Program and they should call (949) 380-3311 for information.

3. Residents call MHET's Mobile Home Rent Assistance Program information line for pre-screening and to request an application.

MHET Mobile Home Assistance Program Administrator takes over from here.

4. Application is sent to resident. If resident needs help completing or has questions about the application, the MHET Mobile Home Assistance Program Administrator helps.

5. Application reviewed by MHET Mobile Home Rent Assistance Program Administrator.

Administrator determines if resident is qualified under program guidelines for monthly rental subsidy (credit on monthly rent statement).

6. MHET Mobile Home Rent Assistance Program Administrator notifies park owner of the qualification of resident for rental subsidy/credit. Recommendation made for park owner to approve or deny applicant.

7. Park owner approves or denies application, based on MHET Mobile Home Assistance Program Administrator's recommendation.

8. Resident is notified of their approval/denial status. Resident signs contract to abide by guidelines and notify the program of any changes of circumstances.

9. Rent subsidy begins the month following approval and tenant receives a monthly rent credit on the rent statement in the approved amount. The park owner pays this private rent subsidy.

10. MHET Mobile Home Assistance Program Administrator continues to review approved recipients annually. This verifies the continued eligibility of the participant.

If you have any questions, please call
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