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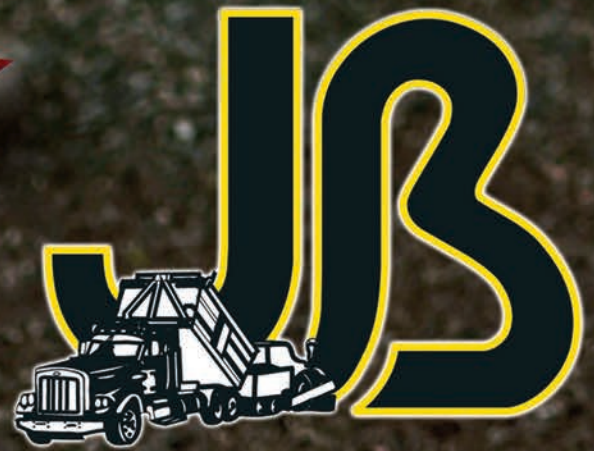


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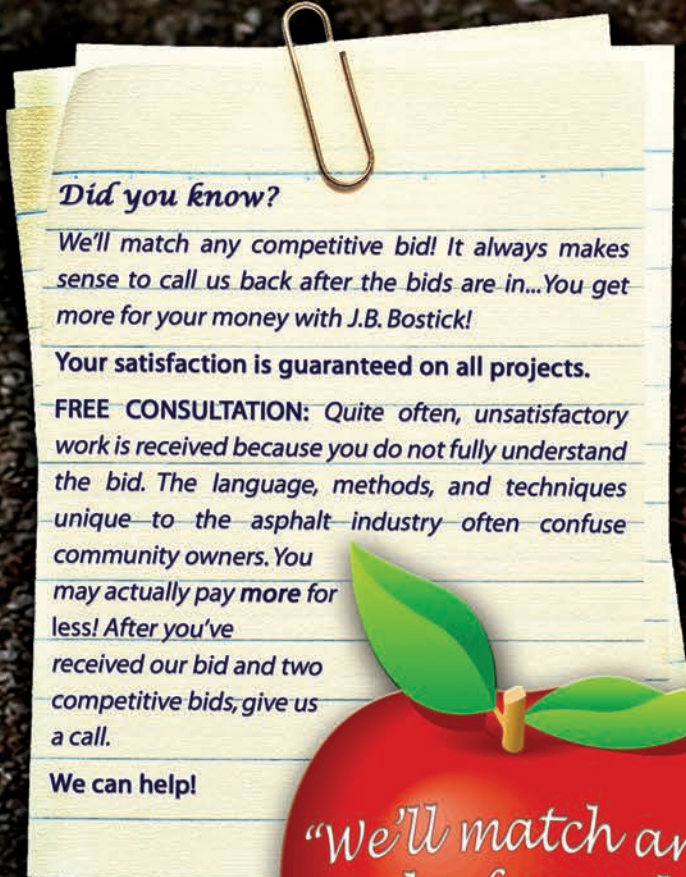
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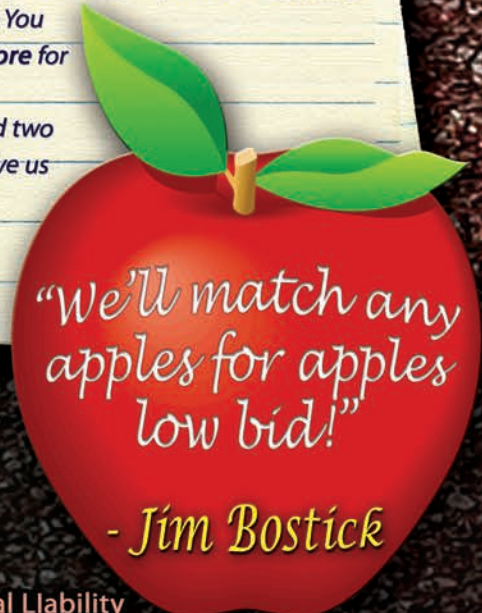
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INDUSTRY UPDATES

CALENDAR OF EVENTS

AUGUST

RV/MH Hall of Fame Induction Ceremony

August 19, 2024

RV/MH Hall of Fame, Elkhart, IN

For more information, contact vmhhalloffame.org.

MCM Webinar

August 27, 2024

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

10:00 – 11:30 a.m.

For more information and to register, visit wma.org/event-registration. Registration form on page 40.

SEPTEMBER

Coffee Talk

September 5, 2024

Topic: HCD Forum

10:00 – 11:00 a.m.

For more information, contact info@wma.org.

MCM Webinar

September 17, 2024

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

10:00 – 11:30 a.m.

For more information and to register, visit wma.org/event-registration. Registration form on page 40.

2024 MHI Annual Meeting

September 23 – 25, 2024

Sheraton Wild Horse Pass, Phoenix, AZ

For more information, contact manufacturedhousing.org.

MHET Forum Luncheon

September 25, 2024

Topic: All Things Utility

For more information, contact vickie@mhet.com.

OCTOBER

WMA Convention & Expo

October 14 – 17, 2024

M Resort Spa Casino, Henderson, NV

For more information, contact regina@wma.org.

For more information and to register, visit wma.org/Conv2024. Registration form on page 33.

MHET Forum Luncheon

October 23, 2024

Topic: New Laws

For more information, contact vickie@mhet.com.

DECEMBER

MHET Forum Luncheon

December 11, 2024

Orange County Holiday Luncheon

For more information, contact vickie@mhet.com.

MHET Forum Luncheon

December 12, 2024

Inland Empire Holiday Luncheon

For more information, contact vickie@mhet.com.

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The purpose of the *WMA Reporter* is to act as an industry resource, to generate interest in association activities, and to promote a positive image of manufactured home communities.

Consumer Price Index Percent Change — June 2024

MONTHLY DATA	All Urban Consumers (CPI-U)			Urban Wage Earners and Clerical Workers (CPI-W)		
	Percent Change			Percent Change		
	Year Ending		1 Month Ending	Year Ending		1 Month Ending
	May 2024	June 2024	June 2024	May 2024	June 2024	June 2024
US City Average	3.3	3.0	0.0	3.3	2.9	0.0
Los Angeles/Long Beach/Anaheim, CA	3.9	3.2	-0.2	3.7	2.9	-0.3
BI-MONTHLY (Published for odd months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	March 2024	May 2024	May 2024	March 2024	May 2024	May 2024
Riverside/San Bernardino/Ontario, CA	4.3	4.0	0.6	4.8	4.4	0.6
San Diego/Carlsbad, CA	3.6	3.2	0.5	3.6	3.4	0.7
BI-MONTHLY (Published for even months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	April 2024	June 2024	June 2024	April 2024	June 2024	June 2024
San Francisco/Oakland/Hayward, CA	3.8	3.2	-0.1	4.0	3.0	-0.3

Release date July 11, 2024. For the latest data, visit <https://www.bls.gov/regions/west/cpi-summary/home.htm>.

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NEWS & INFORMATION

Doug Johnson | Executive Director

Our Fight to Save Long-Term Leases

On August 31, 2020, Governor Gavin Newsom signed AB 2782 into law. This codified Civil Code Section 798.17 and spelled the beginning of the end of our industry's decades-old, long-term lease exemption from local rent control. Starting on January 1, 2025, all mobilehome park long-term leases will become subject to current and future rent control ordinances. Since 1985, parkowners have made many costly concessions to residents in order to secure these long-term leases. Something had to be done to stop this illegal action.

In late December 2022, WMA and a Petaluma parkowner agreed to sue the State of California in an effort to invalidate the law and to preserve a rent control protection granted decades ago and now taken away — unconstitutionally — by the Legislature. *Western Manufactured Housing Communities Association & Sandalwood Estates LLC v. Governor Gavin Newsom & Attorney General Rob Bonta* claims AB 2782 violates the contract clause of the U.S. Constitution and due process protections of the federal and state constitutions.

Nine months later, Sacramento County Superior Court Judge Christopher E. Krueger allowed our law-

suit against the long-term lease destroying AB 2782 to move forward to trial. The State of California attempted to have the case thrown out of court by filing a demurrer, but the judge ruled: "The court finds that the FAC (First Amended Complaint) sufficiently alleges a substantial impairment of a contractual relationship."

Paul Beard, our attorney in this case and formerly with the Pacific Legal Foundation (PLF), was quoted in the Los Angeles Daily Journal hailing the decision: "Today's ruling was an important victory for parkowners in California, as they continue to suffer under an ever-intensifying onslaught of unconstitutional attacks on their industry by the Legislature and governor. Today, the court rightly rejected the attorney general's plea to 'look the other way' and simply rubber-stamp this outrageous law, which purports to retroactively hollow out long-term leases that have benefited both parks and their residents for decades.

Now the state will have to prove — with arguments and evidence — that a significant and legitimate purpose supports this law and can override the constitutional prohibition on legislative impairments to private contracts."

We are set to go to trial next year and in the meantime, our legal team is working on a motion for preliminary injunction to stop the law from going into effect on January 1, 2025. This hearing will be held in Sacramento County Superior Court on November 9 at 9:00 a.m.

Have you made your contribution to this important property rights cause? If so, will you consider giving more? WMA's Committee to Save Property Rights (CSPR) contributed \$50,000 and parkowners from all over California have also given generously. Checks should be made out to CSPR with "AB 2782 Lawsuit" written on the memo line and mailed to WMA at our new office address: 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833. ■

Welcome New Members

Del Prado Mobile Home Park,
Yuba City

Macs Trailer Park, Grimes
Magnolia Gardens

Mobile Home Park, Lemoore
Midstate Mobile Manor, Fresno

Ridge Wireless Inc., Cupertino

San Joaquin Estates, Fresno

Sierra Springs, Bass Lake

■

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

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CAPITOL UPDATE

Chris Wysocki | Legislative Advocate

WMA's Convention & Expo Offers Members Education, Opportunity to Renew Connections, and Ability to Build New Relationships

It is hard to believe, but the WMA Annual Convention is once again right around the corner. Every year, WMA members come together (except for my first year on the job, when that nasty little COVID thing was going on) to catch up with each other, learn about new issues affecting manufactured housing communities, and build new relationships with their peers from around the state.

As WMA's State Legislative Advocate, I find our conventions extremely valuable. These meetings allow me to meet many of our hard-working, dedicated members and learn a little bit about how they run their business. This lets me and our entire legislative team more effectively communicate with lawmakers about the pros and cons of legislative proposals affecting the manufactured housing industry.

The men and women our lobbying team meet at the Convention have often taken valuable time out of their schedules to explain in detail how a specific legislative proposal would impact the industry. In cases that have been extremely complicated, many of our members have taken us up on our offer to join us in meetings with key legislators or their staff. These personal

connections are very helpful as our team works to support good bills and oppose bad ones.

Our conventions also allow our members to learn about the bills WMA stopped that would have adversely impacted the industry — statewide rent control, giving tenants a right of first refusal to purchase a mobilehome park listed for sale, and many others. These annual meetings allow our legislative team to learn more about how bills are stopped, amended, or passed, and to learn what they can do to help "wave the WMA flag" in the State Capitol.

While I try — on a weekly basis — to cover many of the developments in the Capitol Update, the New Laws Seminar at the WMA Convention gives our members an opportunity to learn the threats we have faced, what was done to stop the bad bills, and how we were able to secure amendments to minimize a bill's impact on the industry that provides safe, reliable, and attainable housing for hundreds of thousands of people across the state.

Another important part of the Convention is the kickoff WMA Golf Tournament benefiting the Frank

J. Evans (FJE) Charitable Foundation's Scholarship Fund. This tournament will be held on Monday, October 14, with a shotgun-start at 8:30 a.m. at the Revere Golf Club. Golfers should plan to arrive in Las Vegas on Sunday evening, as shuttle service between the hotel and the golf course will start at 6:45 a.m. Monday morning. The fee for golfers this year is \$300 per person, which includes transportation to and from the M Resort, lunch, two adult beverages, and many other items and prizes that can be enjoyed by the most avid to the most casual golfer.

We expect this tournament to sell out, so please be sure to indicate on your WMA Convention Registration Form that you will be golfing in the tournament. This will be a four-person scramble format with a double-bogey max to expedite time of play.

A key reason our legislative team is so committed to helping the FJE Charitable Foundation's Scholarship Fund is the positive public relations the program generates among legislators. Over the past two years, we have connected scholarship recipients with their local legislators



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(who often disagree with WMA positions on bills) to receive a certificate of recognition.

Even some of our most ardent adversaries in the Senate and Assembly have gone on record publicly complimenting WMA for helping students in their districts. This has allowed our legislative team to more effectively lobby for bills we support and against those we oppose with lawmakers who historically have been considered “bad” votes for our industry.

But make no mistake — the convention is about much more than the legislative program. Our membership department will be available to provide more information on the MCM training seminars and the coffee talk series. Our regional representatives will be there to talk with members about what local governments are doing to affect the industry and provide opportunities for people to engage with their local elected

officials who battle rent control ordinances and other policies that make it more difficult and costly to stay in business. And our Executive Director will be there to answer any questions you may have about how to become even more involved in WMA.

Our members will also be able to visit with dozens of our Service and Industry members at the Expo, where vendors can share information about their products like new manufactured homes, asphalt repair, legal services, utility services, insurance services, property management services, and many other services and products. Along with our parkowners and park managers, the people and companies who provide essential services to manufactured housing communities are a very important and valuable part of the WMA family.

By now, you may be thinking that the WMA Convention is all about networking and relationship build-

ing. But it is more than that. Useful information can be found at each of the educational seminars, held on Tuesday and Wednesday throughout the day. These seminars are designed to allow WMA members to learn about various issues including (but not limited to) tenant relations, employment law, industry best practices, HCD procedures, and many other topics.

Putting this convention together is not an easy task. Regina Sánchez, our Director of Communications and Events, spends hundreds of hours each year making sure the WMA Convention & Expo is an event our members find valuable, enjoyable, and productive. Please make sure you register well in advance for the Convention and book your room at the M Resort as rooms can sell out quickly. Finally, please make sure you check to see when the New Laws seminar will be presented. This will be one seminar you won't want to miss. ■

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



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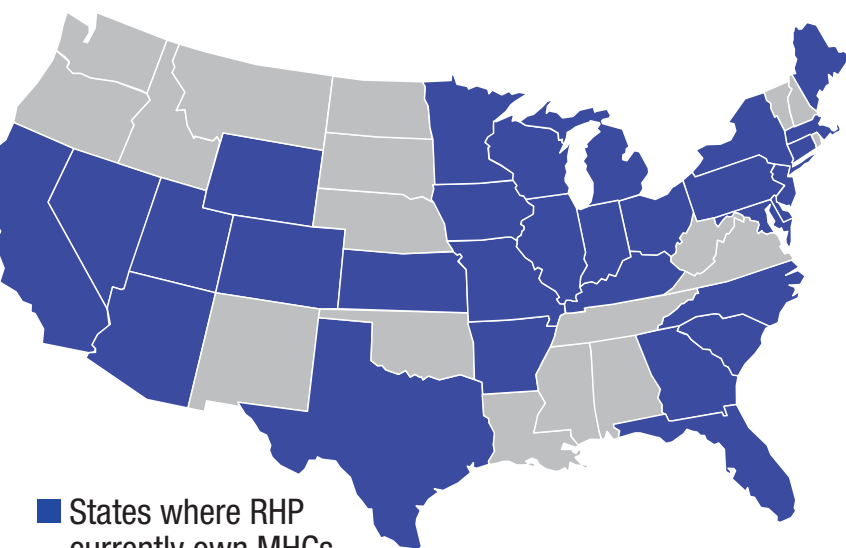
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REGIONAL FOCUS

Julie Paule | Regional Representative

Ready, Shoot, Aim at the City of Riverside

For six years, the City of Riverside's housing staff has been under the direction of the city council to conduct a legal review of the city's mobilehome park rent control ordinance. The anticipation has loomed over parkowners for six long years. The pending review impacted a park sale transaction and created uncertainty for owners not knowing what to expect from uncommunicative housing staff.

The City of Riverside has a pesky annual hearing every September that residents and parkowners attend. Residents religiously give public comments, saying that the annual increase is too high (even when the increase was less than 1%), the communities are horrible to live in, and that they will be homeless without the heroic aid of the city ordinance. All lies, of course. At the last two city hearings, city housing staff assured the city council that this would be the year they provided the legal review and conduct stakeholder outreach meetings.

Nine months later, with no communication from city staff, a park manager received a notice through a city councilman's newsletter that a community meeting would be held the following day and that

mobilehome park residents would receive the draft of the amended ordinance. Residents would be able to provide their input on the proposed amendments.

This sparked a flurry of calls to city hall and council members to halt the distribution of a draft ordinance before all stakeholders had the opportunity to provide input. Not shockingly, parkowners' pleas were completely ignored. WMA attended the resident meeting of 100 mobilehome residents and learned what the city was proposing.

Riverside's existing balanced ordinance resulted from a negotiation that had taken place between parkowners and residents over 30 years ago. Currently, residents enjoy a sub-inflationary annual increase (80% of CPI) and parkowners can make up the loss on annual increases with full vacancy decontrol. Capital replacements and property tax increases above 2% are automatically passed through.

The amended draft ordinance introduced a harmful hard cap of 3% on 80% of CPI on annual increases, provides little if any rent increase when a home turns over, capital replacements and improvements re-

quire resident approval, and pass-throughs on property tax go to the rent board.

The Riverside ownership group was irate with not only the policy changes to the ordinance, but also with the harebrained city process that bypassed outreach to all stakeholders. After having patiently waited for six years, parkowners were eager to follow up and voice their concerns.

What should have happened: City staff would have hosted true outreach meetings with park residents and parkowners to discuss what was working and any concerns about the existing ordinance. The city attorney would have been asked to identify where the ordinance conflicted with state law or if legal updates were needed. Those issues would then have been taken back to the council for further direction and input on policy changes.

The backward process that was followed put the elected city council members in a terrible position. Now, if a city council member objects to this amended ordinance moving forward, it would be perceived that they are taking something away from the residents.

Since the draft ordinance was presented to the residents as the staff's recommendation, they are likely expecting the city council to adopt the ordinance. It removes any true consideration of alternatives and puts the elected officials in a terrible position.

It has become clear that there is one member of the city council who is trying to put his thumb on the scale to adopt pro-resident amendments to the ordinance. He is up against newly elected council members who don't embrace rent control. He is manipulating the process behind the scenes to make it impossible for an alternative to have any consideration and has anointed himself kingmaker on this rewrite of the ordinance. He even went so far as to invite and encourage residents to attend a private parkowner meeting with city staff.

Riverside parkowners are working together to fight this proposal. WMA, MHET, outside counsel, and local public affairs consultants are engaged to kill this unfair proposal and ask the city to articulate the problem they are attempting to fix.

It is very likely that Riverside parkowners can provide a solution. All they need to do is ask ■

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

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Introduction

During WMA's 1988 Convention, a courier rushed a new HR 1158 to my hotel room. The task fell upon me to digest and outline it for Brent Swanson's (my boss) seminar, the next day. I virtually inhaled it into the night. Revelations aplenty. "Adult only" now violated civil rights law. One clause was singularly troubling: 55+ housing would require "significant services and facilities" ("... the existence of significant facilities and services specifically designed to meet the physical or social needs of older persons ..."). *A litigation sinkhole.* I would urge "family park" status soon enough.

The Federal Fair Housing Act of 1988 ("FHAA") introduced a new protected class known as "familial status." Families with a child under 18 were given the same protection as color, race, national origin, and religion. A narrow exemption was also provided for senior housing (all occupants 62 years of age and older) and "older persons" (one person 55 or over in 80% of the total housing units), included at the last minute. The exemption reflects an intense effort by housing associations, including WMA.

HUD then passed wildly draconian regulations that confirmed our predictions for an unwieldy, unworkable law. It all but totally asphyxiated

ed senior housing nationwide. *The result?* Congress was shocked.¹ To address the crisis, the Housing for Older Persons Act ("HOPA") was passed, which eliminated HUD's asphyxiating regulations. Essentially, HOPA made two big changes to the FHAA:

- First, it expanded availability of senior housing exemptions by deleting "significant services and facilities" requirements.
- Second, HOPA introduced legal immunity for housing providers to safeguard those who unsuccessfully try to offer "older persons housing" in good faith.

Congress never authorized local government to hijack family housing.² HOPA did not speak to

¹ Senate Report, Calendar 231, Report 104-172, REPORT, HR 660, at page 3 ("Interpreting and implementing the 'significant facilities and services' standard has been very troublesome ... it has been unclear what the phrase 'significant facilities and services' means ... There have been so many lawsuits that the exemption Congress intended is now being revoked as a practical matter by threat of litigation.")

² Senate Report, Calendar 231, Report 104-172, REPORT, HR 660, at 2 ("I. Purpose. The purpose of HR 660 is to eliminate the burden of the 'significant facilities and services' requirement ... This legislation is needed to provide a clear, bright-line standard of when a seniors' housing community is in fact 'housing for older persons' for purposes of the Fair Housing Act. HR 660 is intended to clear up this problem and return to the original intent of the Fair Housing Act exemption ... HR 660 is designed to make it easier for a housing community of older persons to determine whether they qualify for the fair "Housing Act exemption.")

zoning.³ HOPA merely relaxed senior housing requirements of the FHAA and nullified HUD's regulatory frolic that nearly killed senior housing nationwide. Obviously, private housing providers were regulated by the FHAA and HOPA. The FHAA was a private exemption. HOPA was a remedial fix.

Recent developments in case law may lead to productive interchange with local governments in a cooperative spirit for consensual adjustments with owners who may agree to voluntarily offer 55+ housing.

Senior Zoning Guidelines for Municipalities?

In the wake of HOPA, HUD continued its regulatory overreach with new regulations, including a senior housing example: a local municipality that usurps the landlord's choice of family housing to impose senior zoning. But confiscation of choice by housing providers (including mobilehome parkowners) *was not approved by Congress.* There's no sacrifice of "familial status" choice on an altar of senior zoning.

³ "What this legislation says is that if you are legitimately a community that has set itself aside for older people only, you can be certified for that purpose and not worry about discrimination, because you are trying to live up to that ..." (Congressional Record — House of Representatives, Proceedings and Debates of the 104th Congress, 1st Session, December 18, 1995, *H14966 HOUSING FOR OLDER PERSONS ACT OF 1995).



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HUD's senior zoning examples in the *Federal Register*⁴ are not codified: just an illustrative exemption from "familial status." Senior housing by compulsory zoning represents an ultra vires departure from the FHAA's mandate, which assigns the choice-the-election-for senior housing to the housing provider as amplified by HOPA.

Senior housing requires a requisite "intent." Absent intent, a housing provider is disqualified and must revert to the FHAA's "familial status." Courts have decided that compulsory zoning trumps the choice to rent to families. HUD has been, almost comically, imbued by the courts as empowered to generate requisite "intent." Congress never said that. Moreover, municipalities have undertaken no effort whatsoever to enforce HOPA on an ongoing basis in areas where it has imposed senior zoning. Now, HUD's involuntary coercion appears doomed by the U.S. Supreme Court, which just decided *Loper Bright v. Raimondo*⁵ annulled the "Chevron doctrine."

***Chevron v. Natural Resources Defense Council*⁶**

In 1984, the court decided *Chevron USA v. Natural Resources Defense Council*. "Chevron deference" required courts to take a backseat to bureaucratic (agency) *say-so*

⁴ The Federal Register chronicles daily life in Washington: it is the official journal of the U.S. that contains government agency rules, proposed rules, and public notices every weekday. Final rules are ultimately reorganized by topic or subject matter and codified in the Code of Federal Regulations (CFR), which is updated quarterly. See *About the Code of Federal Regulations*. National Archives. August 15, 2016

⁵ *Loper Bright Enterprises v. Raimondo* (2023) ___ U.S. ___ [143 S.Ct. 2635, 216 L.Ed.2d 1223].

⁶ *Chevron U.S.A. Inc. v. Natural Resources Defense Council* (1984) 468 U.S. 1227 [105 S.Ct. 28, 105 S.Ct. 29, 82 L.Ed.2d 921].

interpreting federal law that was deemed ambiguous. At the time of the 1984 decision, Chevron received support as a strike in favor of deregulation. At the time, the Reagan administration's Environmental Protection Agency interpreted the Clean Air Act in favor of business.

Over the course of time, observations morphed. *Chevron* has come to be a symbol of massive bureaucratic over-regulation, with passage of imposing regulations never approved by Congress. Opponents now argued that the courts, not federal agencies, should control legal meaning of ambiguous federal statutes. In overturning *Chevron*, Justice Roberts noted the *Chevron doctrine* "allows agencies to change course even when Congress has given them no power to do so."

Does This Affect Mobilehome Parkowners?

YES. Many owners are satisfied with regulations for 55+ parks and desire to offer senior housing. Conversely, many owners object to zoning regulations that impose a requirement for senior housing by force. The question is whether the statute, which specifies senior housing as an election to be made by the housing provider, can be forced upon property owners by local government. HUD has allegedly imposed regulations that impermissibly add legal burdens that only legislation can impart — and which Congress never approved.

Various disputes now challenge the governmental overreach, compelling parkowners to operate senior parks as being invalid *ab initio*. Federal agencies, including HUD,

must follow plain language when the law is clear.

***Loper Bright v. Raimondo*⁷**

In *Loper Bright v. Raimondo*, the Supreme Court overturned *Chevron*, holding that federal courts are required to rely on their own interpretation of ambiguous statutes instead of deferring to bureaucratic administrators. This is a dramatic truncation of power and influence by federal agencies to interpret and expand on federal laws they implement. Commenters opine that *Loper Bright* will reverberate nationwide, perhaps proving to be unworkable absent further congressional remediation. Justice Kagan dissented, arguing that invalidation of *Chevron* has created a "jolt to the legal system."

A New World?

Justice Roberts noted that courts are legally directed to "decide legal questions by applying their own judgment" and therefore "makes clear that agency interpretations of statutes — like agency interpretations of the Constitution — are not entitled to deference." He added "... it thus remains the responsibility of the court to decide whether the law means what the agency says."

Going forward, the court will take a more active, intrusive role in declaring federal legal interpretation. The court held that judges are better able to decipher the meaning of vagueness found in federal statutes. Even when the issue is scientific or abstruse. "Congress expects courts to handle technical statutory questions." Courts also have the

⁷ *Loper Bright Enterprises v. Raimondo* (2023) ___ U.S. ___ [143 S.Ct. 2635, 216 L.Ed.2d 1223].



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benefit of briefing from the parties and “friends of the court.”

Retroactive upheaval of previous precedent is not expected. Justice Roberts indicates that *Loper Bright* will not require reliance on *Chevron* to be reversed: “... to say a precedent relied on *Chevron* is, at best, just an argument that the precedent was wrongly decided.” More will be required.

However, if a regulation is outside the scope of regulatory power and changes or adds to the meaning of the statute in a way Congress did not authorize, the case is not just wrongly decided; it is an unauthorized and unenforceable quasi-legislative action with no mooring to express direction by Congress.

Threat to Compulsory Senior Zoning

The courts may no longer abdicate judicial power to bureaucratic whim. Agencies cannot unilaterally supplement statutes by cavalier frolic. Thus, the demise of mandated senior zoning is, now, vulnerable to challenge. The Ninth Circuit’s position, that senior zoning is permissible due to an illustration of senior zoning contained in uncodified examples of senior housing printed in the Federal Register, is shaky and likely to be re-examined in light of *Loper Bright*.

Ending *Chevron deference* takes away any excuse to defend senior zoning. It should not apply in the first place, because HOPA is not ambiguous (in respect to the defi-

nition of “housing provider”). It is beyond HUD’s powers to create new classes of housing provider. In previous cases, management’s arguments were rejected (that management is the only entity with the right to pursue an exemption for senior housing, of its own voluntary volition, and to be protected from liability for good faith non-compliance). This decision is now open to reinterpretation by the court, where consistency between the statute and promulgated regulations setting up supplementary housing provider classes can be scrutinized.

Who Is in Charge of Maintaining Compliance with HOPA?

Ongoing compliance with HOPA’s “intent” requirement is necessary. Failure to budget for compliance efforts and absence of procedures proves municipalities abandon enforcement integral to senior housing. HOPA calls for demonstrable intent to operate as senior housing. Regulations requiring senior housing contradict the voluntary choice Congress gave to private property owners. HUD may not have a power to transfer that authority to local government by redefining “housing provider.” Congress did not intend this. Senior zoning is nowhere discussed in the statute or its history of the FHAA. Consider one case decided against a large Southern California county.

A federal court adjudged a county liable for imposing age restrictions on a zoning district for senior ten-

ants absent the 80% occupancy. The county had cavalierly ignored any procedures designed to make sure the zoned area was reserved for seniors (another case held that “... [i]t is not enough that the person claiming the exemption published a policy demonstrating its intent to provide housing for persons 55 years of age or older if the entity did not adhere to a procedure demonstrating the same intent”). The county had taken “no action to verify the ages of residents,” nor had it enforced the zoning restriction.

Conclusion

Currently, a local government that does not follow the requirements for implementation of 55+ housing stated in the CFR’s (as-is) may be challenged for non-compliance with HOPA. Also, if FHAA/HOPA do not allow for local government to impose “senior housing” at all, the entire illustration (and supportive precedent) is void *ab initio*. Canceling *Chevron deference* may lead to new hope for overdue curtailment of unauthorized regulations. It may mean reinstatement of free choice and family housing options.

Developments in this area of the law may also well lead to new opportunities to work with local governments for agreement to continue to choose 55+ housing. ■

Terry Dowdall specializes in mobilehome park law and has represented parkowners for over 40 years. He is an advisor to WMA’s Legislative Committee and Committee to Save Property Rights. He can be reached at 714.532.2222 phone; 714.532.3238 fax; or by email at trd@dowdalllaw.com.



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CONVENTION PREVIEW

David Thomas | Convention Planning Committee Chair

An Open Invitation to Attend the 2024 WMA Convention & Expo

Dear Fellow WMA Members,

I hope this summer has been kind and has given you fun times and relaxation for both you and your families.

It was so much fun getting the manufactured housing industry family together last year in October at the Peppermill Resort Spa Casino in Reno, Nevada!

This year we are at the M Resort Spa Casino in Henderson, Nevada. The dates are October 14 – 17. The educational seminars, networking, exhibitors, social gatherings, parties, prizes, free giveaways, dinners, and entertainment are on track to be even more fun and educational than last year!

To all of you who attended last year, I want to personally thank you for attending and making it a success. Your presence and engagement with the speakers at the seminars helped to educate everyone in attendance. This education lays the groundwork for updating and advancing our industry, which keeps us current and helps us map out our future in this wonderful industry. We could not do it without you.

As chairperson of the Convention Planning Committee, I want to inform you that the Committee has had a great time putting together the schedule of events. We cannot wait to share it all with you once it is finalized!

This year's theme is "Take a Walk in Your Park — and Discover Community." We are thinking along the lines of celebrating in your communities, and getting to know your residents even more than you already do. We are asking exhibitors to decorate using this theme. What is it that you do to celebrate and create community? The theme will be festive with a party atmosphere — face-painting, barbecue, balloons, etc. One of our vendors is thinking about "Hollywood in the Clubhouse" as their theme. How fun does that sound?

Exhibitors, at press time, the Expo floor was 75% sold out. Go to wma.org/Conv2024 to download the Exhibitor Packet along with the current floor plan and choose your booth. Then get ready for a fun and exciting event!

Every person, including every community owner, community manager, maintenance worker, attorney,

human resource department staffer, and Service & Industry member are all vital, working together, to have meaningful communities.

I encourage you to keep your eyes and ears open for news and updates on the 2024 Convention & Expo by visiting our website at wma.org/Conv2024. As a matter of fact, I encourage you to explore our entire website at wma.org and click on the upcoming events or browse through posted information to keep yourself updated. The website is filled with lots of good information. WMA staff works hard to keep you up to date on all things pertaining to our industry.

If you have friends in the industry who normally do not attend our Conventions, please reach out to them and invite them to come. We can't wait to see you all again at this year's Convention!

Looking forward to seeing you in Henderson. Please come by the JB Bostick booth and say hello to me!

Sincerely,

Dave Thomas
Convention Planning
Committee Chair ■

David Thomas joined JB Bostick in 1985. He has been an estimator and project manager for JB Bostick since 1986. Dave has been an active member of WMA since 1986 serving as the Orange County Chapter Treasurer, panel speaker, seminar facilitator, and is currently the chairperson of the WMA Convention Planning Committee. Dave can be reached at dave@jbbostick.com.

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CONVENTION PREVIEW

Schedule of Events

Monday, October 14, 2024

	Golf Tournament/Optional — Revere Golf Club	
6:45 a.m.	Golf shuttle transportation/pick-up will begin at 6:45 a.m. (two rounds)	
7:00 a.m.	Golf tournament registration	
8:30 a.m.	Golf tournament shotgun start	
1:00 to 6:00 p.m.	Badges Pick-Up	Promenade Group Desk
5:00 to 7:00 p.m.	Networking Cocktail Reception	Villaggio Del Sole Terraces

Tuesday, October 15, 2024

8:00 a.m.	Registration Opens	Promenade Group Desk
8:00 to 10:00 a.m.	Coffee Service and Light Pastries	Promenade (Registration Desk Area)
9:00 to 11:00 a.m.	Educational Seminars	
11:30 a.m. to 12:30 p.m.	Kick-Off Lunch	Milan Ballroom
12:30 to 2:45 p.m.	Expo Opens	The M Pavilion
3:00 to 4:30 p.m.	Educational Seminars	
4:30 to 7:00 p.m.	Wine Tasting During Welcome Reception in Expo with a Dinner Buffet	The M Pavilion

Wednesday, October 16, 2024

7:30 a.m. to 3:00 p.m.	Expo Hours	
7:30 to 8:45 a.m.	Breakfast in Expo	The M Pavilion
8:00 a.m.	Registration Opens	Promenade Group Desk
9:00 to 11:00 a.m.	Educational Seminars	
11:00 a.m. to 12:00 p.m.	Pre-Lunch Cocktails in Expo	The M Pavilion
12:00 to 1:30 p.m.	Annual Meeting & Luncheon	Milan Ballroom
1:30 to 2:30 p.m.	Desserts and Drawings in Expo	The M Pavilion
3:00 p.m.	Expo Closes	
2:45 to 4:00 p.m.	Educational Seminars	
5:30 to 6:30 p.m.	Pre-Dinner Dance Cocktails	Milan Promenade
6:30 to 10:00 p.m.	President's Dinner Dance	Milan Ballroom

Thursday, October 17, 2024

8:00 to 9:00 a.m.	Coffee and Danish Service	Messina 1 Ballroom
9:00 a.m.	2024 Convention & Expo Closes	



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CONVENTION PREVIEW

Seminars

CSPR: Property Rights

This seminar will cover the latest on regulatory takings, including the Supreme Court's recent "exactions" decision in *Sheetz v. El Dorado County* (litigated by the panelists) and the prospects for challenging rent control. Panelists will also provide a brief update on pending litigation challenging (1) AB 2782's repeal of the exemption from local rent control ordinances for long-term leases and (2) local ordinances that are forcing mobilehome parks to discriminate against families with children and stay (or become) seniors-only communities.

(Paul Beard and Larry Saltzman)

Legal and Management Advice Panels

As laws change and court decisions are handed down, it becomes necessary to adjust our business practices to keep pace with the changes. This seminar will focus on recent developments in the industry and the adjustments owners need to make. These open forums will bring together leading industry attorneys and property managers to answer your questions and address your concerns. *(Moderators: Joy Nagel/Tuesday Panel; and Jim Joffe/Wednesday Panel)*

MCM: ... just because you can, should you? (A review of legal and operational challenges facing onsite teams and ownership)

A powerful review of the legal and operational challenges fac-

ing onsite teams and ownership today. Joe and Ruben will navigate you through the subject matters of companion animals, healthcare providers, additional occupants, and your favorites like PETS and TREES. We will review the legalities for the Standards of Occupancy along with home upgrades upon resale. If you have unanswered legal and management questions, this is the seminar for you! *(Joseph Carroll and Ruben Garcia)*

MCM: A Clear and Present Danger of the Times — Are Community Owners Liable for Violent Acts Occurring Within the Community?

Acts of violence are becoming all too common in modern society. What if a violent act occurs inside a manufactured home community? Can the community owner and operator be liable for injuries to the victim, or be liable to the victim's family if the victim is killed? Does it matter if the violent act is committed by a resident or non-resident? Is there a legal duty to take precautions to prevent violent acts from occurring inside the community, and does that include evicting a resident who threatens violence? *(Ariel Bedell, Teri Lazorisak, and Matt Pahl)*

MCM: Best Practices and How to Stay Away from Failure-to-Maintain Lawsuits

Join us for an informative session tailored for all management levels

in the manufactured housing industry. We will delve into all things ADA and Fair Housing issues, including best practices, understanding insurance, what we have been seeing in the news, and how to avoid failure-to-maintain lawsuits. You won't want to miss this educational event. By attending, you will develop a deeper understanding of why ADA and Fair Housing claims are important to pay attention to. *(John Pentecost, Ryan Egan, and Megan Ellinghouse)*

MCM: Do's and Don'ts — Tenancy Applications and Managing Tenancy Transfers

This panel will discuss management best practices for reviewing, evaluating, and responding to tenancy applications. The panel will also discuss a common and related topic on responding to post-death transfers of tenancy — both known and unknown. *(Lucas Coe, Patricia Davis, and Scott Evans)*

MCM: Fair Housing Laws, Reasonable Accommodation Requests, and the Unintended Effect on Reducing Dedicated Senior Housing

The panel will provide a general overview of relevant California and federal Fair Housing Laws, and the ever-escalating number of "reasonable accommodation" requests. The discussion will also include an overview of the administrative process involved in responding to a formal complaint. During the

panel conversation, the panelists will share their experiences and perspectives on the growing trend of converting older-person communities to all-age communities in response to an underserved, aging population burdening parkowners and frustrating management. (*Andrew Ditlevsen, Adam Evans, and Ryan Jasinsky*)

MCM: Golden and Otherwise — Rules and Regulations to Ease Your Mind, Make More Money, and Have Happier Tenants

This will assume basic knowledge of MHC Rules and Regulations. Participants will learn advanced techniques in phrasing rules in a friendly, non-threatening language, while enhancing enforceability and clarity. Substantively, specific rules will receive a “deep dive” into: age restrictions, sub-leasing, insurance requirements, boundary line issues, etc. Bring your questions. (*Rob Coldren*)

MCM: Injury Illness Prevention Program — Are You in Compliance?

The Injury & Illness Prevention Program (IIPP) reduces the risk of workplace injury and illness. CAL/OSHA requires every employer to establish, implement, and maintain an effective Injury & Illness Prevention Program. The IIPP establishes a management framework to reduce the risks associated with workplace injuries and illnesses, identify what is required to promote safety and health, and create an outline of policies and procedures to achieve safety and health goals. (*Alfredo Jauregui*)

MCM: Is a Park Trailer an RV and Can it Become a Manufactured Home?

Can an RV be in a manufactured home community? Can a manufactured home be in an RV park? Can an RV become an actual manufactured home? Is a “Tiny Home” an RV or an MH? Who oversees RV construction? What is a “Modular”? What can be in the spaces in your community? Can a local jurisdiction deem your RVs to be manufactured homes? (*Brad Harward*)

MCM: Water — How to Maximize Recovery and Minimize Usage

As we know, water in California is a precious commodity for which prices are constantly increasing, and supply is an ongoing issue.

What is a community owner to do? This panel will discuss how to recoup as much as possible of your water charges from the residents and methods to conserve water in your community. (*Brice London and Ed Poole*)

Update on New Laws

Laws impacting the industry change from year to year. This seminar will bring you current on recent legislative measures and how they impact you at all levels of operation in your communities. WMA’s legislative advocate, along with advisors to the WMA Legislative Committee, will present the latest laws affecting the industry. (*Terry Dowdall, Andrew Govenar, Paul Jensen, and Chris Wysocki*) ■



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CONVENTION PREVIEW

Highlights | See what we have planned for you!

No-Cost Networking Event — Monday, October 14

Before we get to business, we are going to start you off with a no-cost networking event at 5:00 p.m. where you can catch up with industry colleagues during a leisure evening of fun and networking.

Kick-Off Lunch — Tuesday, October 15

You are invited to the Kick-Off Lunch beginning at 11:30 a.m.! We are going to begin the afternoon with a delicious plated lunch while giving you ample opportunity to network with friends. Remember, there's always a new face in the crowd — introduce yourself and welcome first time attendees. Make them feel good about joining WMA and being a part of this wonderful, resourceful organization!

President Virginia Jensen will welcome you and officially open the 2024 WMA Convention and Expo. After lunch, the scholarship recipients from this year's Frank J. Evans Charitable Foundation will be announced. Greg Evans will reveal this year's recipients for deserving youth residing in WMA-member communities. Perhaps one of them is from your community! After that, WMA's Legislative Advocate, Chris Wysoc ki, will give a brief legislative update and announce the winners of WMA's hotly contested golf tournament held on Monday, October 14.

Right after lunch, you'll head into the opening of the Expo.

Expo Opening — Tuesday, October 15

The Expo will once again open right after lunch! You will have over two



hours on the Expo floor before returning to the educational seminars.

Welcome Reception and Wine Tasting — Tuesday, October 15

It's become a tradition! You will LOVE this wine tasting event. This evening includes a dinner buffet in the Expo. We have planned another exciting show for you! Exhibitors have been invited to bring their favorite wines again! This is always a great time to reconnect with other Expo attendees or get to know new people! The Expo continues on Wednesday, stopping only for the Annual Meeting and Luncheon.

Stop in between seminars! You'll experience a dynamic day interacting with outstanding exhibitors who represent cutting edge products and services of the industry. Drawings will be held at the close of Expo on Wednesday. The Expo will close at 3:00 p.m. — don't miss the drawings!

Annual Meeting and Luncheon — Wednesday, October 16

Take a well-deserved break from the fast paced action of the Expo and educational seminars. Join us for the Annual Meeting and Luncheon. It is a great opportunity to be introduced to new members, as well as continuing members of WMA's leadership — all in one place.

A plated lunch is provided — delicious food and drink to satisfy your hungry appetite. This is followed with our formal program. An award will be presented to a deserving member whose political contributions have stood out above and beyond all those who continuously support WMA. Another award will be presented to a member whose selfless contributions have impacted the industry. During the Annual



Meeting, you'll also learn the state of WMA, and see the new Board of Directors for 2024 – 2025 elected and sworn in.

Once all the business has been dealt with, don't be in such hurry! We haven't forgotten dessert! Come follow us into the Expo and enjoy your dessert as you visit our exhibitors one more time!

President's Dinner Dance — Wednesday, October 16

You are cordially invited to WMA's signature black tie event. It will be held on Wednesday evening in a beautifully appointed ballroom. Wear your finest! However, if business casual suits you best, that is good too! We will be there to warmly welcome you — our honored guests — to this annual President's Dinner Dance. As you walk into the exquisitely decorated ballroom, you know that a captivating evening awaits you.

The magic begins the moment you arrive. Join family, friends and colleagues for an elegant meal, then sit back the Frank J. Evans Charitable Foundation draws tickets for the cash raffle! Let's get you in the mood as we celebrate the new President of the WMA Board of Directors, Andy Balaguy, being sworn into office and delivering his inaugural address. Next, join us in feting the 2024 recipient of WMA's most

recognized and esteemed honor: The Busch, Carr & McAdoo Memorial Award.

Finally, after we have wrapped up the business, we have invited Eevaán Tré back to close out the evening. You loved dancing to this band in 2022, so we are going to end this evening with you dancing the night away! We promise this will be an evening you will long remember! ■

An aerial view of a residential neighborhood at night, showing houses and streets illuminated by streetlights. The image is dark, with the lights providing contrast.

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2024 WMA Convention & Expo
M Resort Spa Casino
October 14 - 17

Registration Information

Please register only TWO people per form. Duplicate this form if you have more registrants. Fees include admittance for one person to the Kick-Off lunch, Welcome Reception/Expo Opening with wine tasting and dinner buffet, breakfast in the Expo, Annual Meeting & Luncheon, President's Dinner Dance, cocktail receptions in the Expo, and the final coffee and danish breakfast, seminars, educational materials, and exhibit activities.

Cancellations

For a full refund, cancellations must be received on or before September 9, 2024; an 85% refund for cancellations received September 10 through September 19, 2024. No refunds for no-shows, cancellations, or event tickets on or after September 20, 2024. Call Regina Sánchez immediately for cancellations at 916.288.4034.

Hotel Reservations

Make your hotel reservations directly with the M Resort by calling 877.673.7678 (use code SWMH24) or going online to wma.org/Conv2024 and follow the link for online guest room reservations. Reservations received after September 16 will be accepted on a space-and-rate-availability basis.

Special Needs

- I require special dietary meals. Please understand we have limitations with large groups. If you have extensive meal requirements, please plan to provide that for yourself.
- I require special meeting/event space accommodations in order to fully participate. Regina will contact you by phone or email.

Travel

WMA was unable to secure an agreement for discounted air fares. We suggest that you try to book your flights in advance so you can enjoy discounted rates with airlines such as Southwest Airlines at southwest.com or by calling 800.435.9792.

DO NOT EMAIL this form with payment information to WMA as the email server is not secure.

Go ONLINE to wma.org/conv2024
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 this completed form with payment to:
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You must enter attendee's email address if they are working toward the MCM certification. No two people (or more) can use the same email address. Email addresses will be entered into the mobile app to track attendance of MCM courses.

Badge Name	Badge City	Attendee Email Address
Badge Name	Badge City	Attendee Email Address
Community/Firm Name (as it is to appear on badge)		Member ID#
Attendee Address for Confirmation		
City, State, ZIP		
Daytime Telephone Number		Fax Number

REGISTRATION TYPE - CHECK ONE:

Member - Owner Non-Member
 Member - Manager Allied Association
 Member - S&I Exhibitors use Booth Personnel Forms.

RIBBON CODE (Check all that apply):

Board Member Committee Member
 Chapter President Speaker
 Committee Chair I donate to WMA's Foundation.

EXPO REGISTRATION FEES					
(Fees listed below are per person rates.)					
	BEFORE SEPT 9	ON or AFTER SEPT 10			
Member	\$525 pp	\$595 pp	x _____	(total registrants)	= \$ _____
Non-Member	\$1,050 pp	\$1,190 pp	x _____	(total registrants)	= \$ _____
Total Convention & Expo Registrations Due					(A) \$ _____

Benefits for the Frank J. Evans Foundation

Golf • Monday, October 14, 2024 • 8:30 a.m. Shotgun Start

All fees listed are per person and due by September 2. Space is limited.

Golf Tournament \$300 per person x _____ (total participants) = \$ _____

Please note: All players must be registered for the WMA Convention & Expo.

I am part of a foursome paid by _____ I will use the shuttle service.

Pairings: _____

Total Golf Due (B) \$ _____

Cash Drawing Donation

Yes, I wish to donate: \$100 \$250 \$500 toward the "seed money" for the cash drawing!
 (This is not a ticket for the drawing.) \$ _____

Total Cash Donation (C) \$ _____

GRAND TOTAL DUE (A + B + C) \$ _____

Networking No-Host Cocktail Reception • Monday, October 14, 2024 • 5:00 p.m.

Yes, I/we plan to attend the networking event. Total number of people attending: _____

Check enclosed (made payable to WMA) or charge to VISA Mastercard AMEX Discover

Cardholder's Name _____ Sec Code _____

Account # _____ Expires _____

Billing Address _____

City/State _____ ZIP _____

Signature _____ Email* _____

(*Providing your email address guarantees you an immediate receipt of your charges.)

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CONVENTION PREVIEW

Marisa Murrow Art + Design | Mobilehome Park Art

An Artist's Perspective on Mobilehome Parks

This is a unique and challenging subject matter. It has inspired Marisa Murrow to produce countless paintings from along the coast of California for over 20 years.

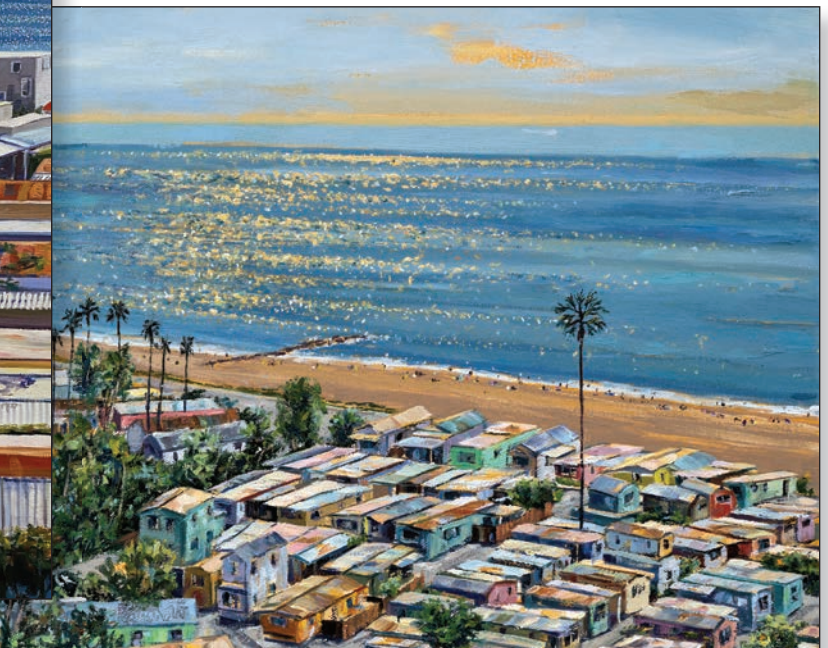
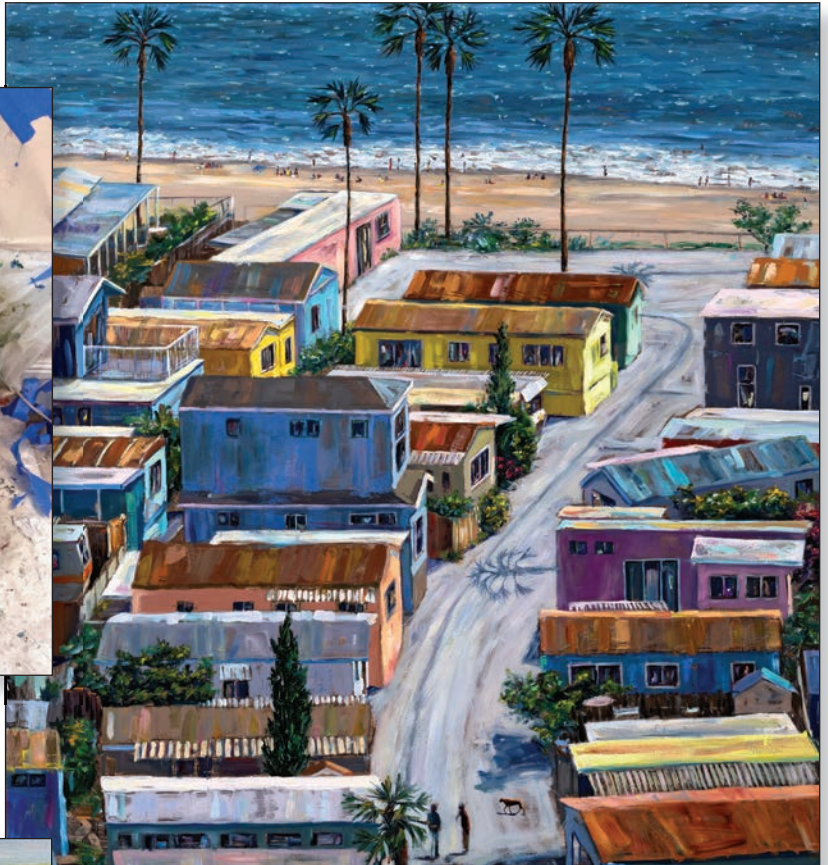
Marisa will give a presentation at this year's Convention to bring viewers into the creative process, where they will see projected images of works in progress, site visits, and completed paintings.

Marisa writes, "I approach my work with a restless desire to describe my definition of home. As I look across coastal mobilehome parks, the rooftops, swaying palm trees, singing birds and dog walkers — all communicate a sense of community and simplicity. A wide open view of the ocean has inspired me to paint the subject matter for almost two decades.

These tight-knit coastal neighborhoods that share common ground is familiar territory. Much like the uniformed education I received, there is a sameness present in the materials and shapes of these prefabricated structures that echo my experience. In order to get to know a place or more importantly, a person, we must go inside."

Additionally, some lucky person will walk away with a painting that Marisa will donate to the WMA Foundation to be raffled off. It could be you!

Visit Marisa's website at marisamurrow.com.





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CONVENTION PREVIEW

M Resort Spa Casino — Why you should stay here!

The M Resort offers a great location and amazing services.

Located on the South Las Vegas Strip with simple check-in/check-out service.

Unique room service offerings, including distinctive late-night menus.

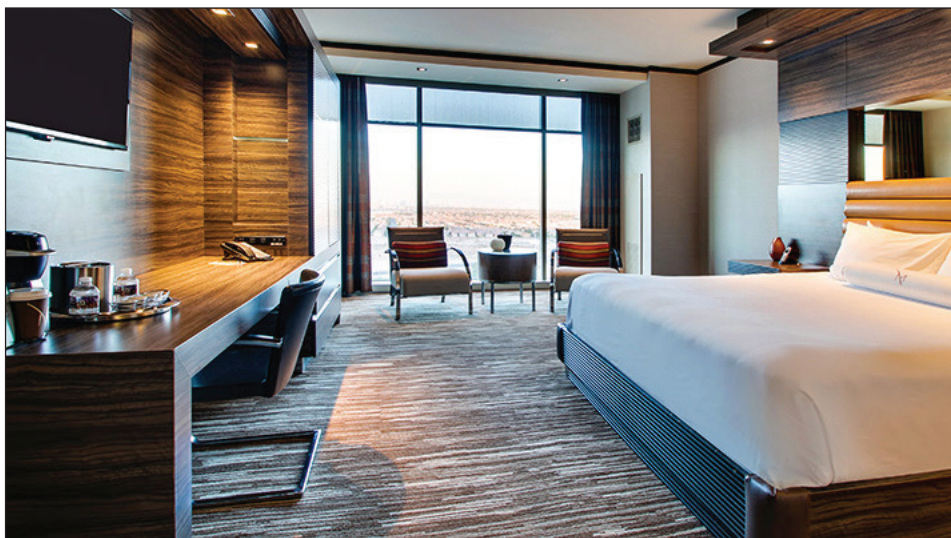
Full range of easy-to-find amenities to help you tailor your stay.

Free self-parking garage and valet service. Complimentary airport shuttle service and shuttle to the Strip.

All rooms come with:

- Make-up/shaving mirror in the bathroom
- In-room Wi-Fi for high-speed internet access
- Digital newspaper available via PressReader App
- Shuttle to and from the airport
- Free use of the Spa Mio fitness center only
- Convenient USB outlets
- Free local and 800 number phone calls
- Two bottles of water replenished daily
- In-room safe with personal code, large enough for a 15-inch laptop computer
- Hair dryer, iron, and ironing board
- Power blinds on all windows
- Automatic lighting controls for energy efficiency

All guests enjoy complimentary valet parking and self-parking is always free. Shuttles from the resort in Henderson, Nevada, to the McCarran International Airport are included in the resort fee which



is normally \$30 per day. WMA Convention attendees will enjoy waived resort fees.

Shuttle services to and from McCarran Airport are available from 7:00 a.m. – 7:00 p.m. daily, by reservation only. Due to capacity restrictions,

reservations are subject to availability. You must book at least 72 hours in advance by visiting themresortshuttle.setmore.com/beta. For reservations or any issues with your shuttle service, please call the M Resort Bell Desk at 702.797.1115. ■

THE M RESORT

Henderson, NV

2024 WMA CONVENTION & EXPO

October 14 – 17

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To receive the \$160 per night rate during the Convention (Sunday through Thursday), call today!

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For online guest room reservations,
go to wma.org/conv2024

and go to the tab "Guest Room Reservations."

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CONVENTION PREVIEW

GOLF | The Lexington Course at the Revere Golf Club



The 2024 WMA Convention & Expo kick-off golf tournament which benefits the Frank J. Evans Charitable Foundation (wma.org/fje-scholarship-foundation) will take place on Monday, October 14, 2024 at the Revere Golf Club which is located on the M Resort properties.

The Lexington Course at the Revere Golf Club is this year's home to WMA's Convention & Expo golf tournament. Sponsorships are still available.

Chris Wysocki has been hard at work securing some exciting sponsorships for the tournament — you wouldn't want to miss out on these! Please contact Chris at chris@wma.org or 916.288.4026 to see how you can help. This is such a worthy cause.

The Revere presents a blend of beauty and challenge unlike any other in southern Nevada. Draped through the rugged desert canyons and valleys of the Las Vegas foothills, the Revere Golf Club offers unending, awe-inspiring views of the Las Vegas skyline and mountains beyond, and the Lexington's stunning 7,143-yard, par-72 layout will test your shot-making capabilities with classic risk/reward scenarios. At the Revere Golf Club, we provide you with a variety of options to accommodate your game, regardless of skill level.

The tournament will begin with a shotgun start at 8:30 a.m., so we strongly recommend that golfers plan to arrive at the M Resort on Sunday, October 13, to make it to the golf tournament on time.

Shuttle service between the M Resort and the Revere Golf Club will begin at 6:45 a.m. on the day of the tournament. Return shuttles will begin early enough to get you back to the resort for the fun networking event!

You will find Doug Johnson, WMA's Executive Director zipping around in a golf cart, wanting to say hello to everyone. This year, you will find Melissa Martinez-Moore, WMA's Director of Membership & Education, at the Hole-in-One. Stop by, introduce yourself, and say hello to her.

The \$300 fee also includes a boxed lunch, two alcohol drink tickets, and unlimited non-alcohol beverages.

Registration begins at 7:00 a.m. and a shotgun start at 8:30 a.m. The golf course is located minutes from the M Resort at 2600 Hampton Road, Henderson, NV 89052; phone 877.273.8373.

We hope you will be able to join us! ■

Registration Form

WMA's 2024 Webinars



Dates & Times

August 27

Reviewing and Implementing Rules and Regulations: Ensuring Compliance with MRL Section 798.25

10:00 – 11:30 a.m.

Webinar link and materials to be emailed before webinar date.

September 17

Comprehensive Utilities Update; System Upgrades; Electric Rates and Fixed Charges; Conversion Update; Submeter Discounts; Water Billing Mandates; Solar Energy Systems

10:00 – 11:30 a.m.

Webinar link and materials to be emailed before webinar date.

Register Today!
Limited Space Available!



Name _____ Email Address _____

Name _____ Email Address _____

Community/Firm _____ Membership # _____

Address _____ City, State _____ Zip _____

Phone Number _____ Fax Number _____

Registration Fees				
Registrations for	Member Rate	Non-Member Rate	# of Registrants	Sub Totals
Both Courses	\$278	\$596	_____	\$_____
August 27	\$149	\$298	_____	\$_____
September 17	\$149	\$298	_____	\$_____
			Grand Total	\$_____

Registration Policies: To qualify for member rates, attendees must be either community owners or managers of member communities, work directly for a S&I member, or be directly employed by a member management company. Managers or assistant managers directly employed by a non-member community, but managed by a member management company, do not qualify for member rates.

No refunds for "no shows." Please register at least five business days prior to the event. **Confirmations will be delivered via email.**

Please return this form with your check or credit card information completed below.

Confirmations will be delivered via email; course materials will be provided at the seminar. **Protect your financial information — please DO NOT email this form to WMA. Faxing is a secure protocol.**

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Signature _____ Email Address _____

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INDUSTRY LEGISLATION

August 2024

LEGISLATION SPONSORED BY WMA

[AB 661](#)

(Patterson, Joe)

Utility services: electronic communication.

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

Sponsored by WMA

Position: Sponsored

Status: 6/26/2024 - Signed into law

[AB 3200](#)

(Hoover)

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

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

Sponsored by WMA

Position: Sponsored

Status: Assembly Dead

[SB 1108](#)

(Ochoa Bogh)

Mobilehome parks: notice of violations.

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

Position: Sponsored

Status: Assembly Appr. Suspense File

LEGISLATION OPPOSED BY WMA

[AB 2022](#)

(Addis)

Mobilehome parks: emergency preparedness.

The Mobilehome Parks Act generally regulates various classifications of mobilehome and related vehicle parks, and imposes enforcement duties on the Department of Housing and Community Development (department) and local enforcement agencies. Current law requires every park with 50 or more units to have a person who is responsible for, and will respond in a timely manner to, emergencies concerning the operation and maintenance of the park that resides in the park and has knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and familiarity with the emergency preparedness plans for the park. This bill would, starting June 1, 2025, require that person who is responsible for emergencies concerning the operation and maintenance of the park to have knowledge of emergency procedures relative to access to park entrances and exits.

*Position: Oppose***Status:** Senate Appropriations**[AB 2399](#)**

(Rendon)

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

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

*Position: Oppose***Status:** Senate Third Reading**[AB 2539](#)**

(Connolly)

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

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

*Position: Oppose***Status:** Assembly Dead**[AB 2778](#)**

(Muratsuchi)

Mobilehome Affordability Act: mobilehome parks: rent caps.

Would enact the Mobilehome Affordability Act. The bill would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy for a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, or 5%, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase, as specified. The bill would prohibit management from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains the tenancy over a 12-month period. Notwithstanding these provisions, the bill would authorize management to increase the rental rate by 5% after a transfer of a mobilehome park, as specified.

*Position: Oppose***Status:** Assembly Dead**[SB 1095](#)**

(Becker)

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

The Manufactured Housing Act of 1980 (the "act"), requires the Department of Housing and Community Development to enforce various laws pertaining to the structural, fire safety, plumbing, heat-producing, or electrical systems and

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

Position: Oppose_Unless_Amended

Status: Senate Dead

[SB 1103](#)

(Menjivar)

Tenancy of commercial real properties: agreements: building operating costs.

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

Position: Oppose

Status: Assembly Third Reading

LEGISLATION SUPPORTED BY WMA

[AB 1999](#)

(Irwin)

Electricity: fixed charges.

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

Position: Support

Status: Assembly Dead

[AB 2247](#)

(Wallis)

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

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

Position: Support

Status: Senate Appropriations

[AB 2291](#)

(Alanis)

Mobilehomes.

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

department to monitor updates from a nonprofit legal services provider to detect any inappropriate denial of services and would require the department to respond immediately to correct any denials.

Position: Support

Status: Senate Dead

[AB 2387](#)

(Pellerin)

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

The Mobilehome Parks Act (act) generally regulates various classifications of mobilehome and related vehicle parks, and imposes enforcement duties on the Department of Housing and Community Development and local enforcement agencies. The act authorizes any person to file an application with the governing body of a city or county for a conditional use permit for a mobilehome park. The act requires a person, before operating a mobilehome park, and each year thereafter, to obtain a valid permit from the enforcement agency in order to operate the park. The act also requires the owner of a mobilehome park to obtain a permit to create, move, shift, or alter park lot lines. This bill would, subject to specified exceptions, authorize an owner of an existing mobilehome park that is subject to, or intends to qualify for, a valid permit to operate the park, to apply to the enforcement agency to add additional specified lots to the mobilehome park not to exceed 10% of the previously approved number of lots in the mobilehome park, if the owner has not had their permit to operate suspended. The bill would require the owner to apply to the enforcement agency for, and obtain from the enforcement agency, all required permits pursuant to the act before adding additional lots. The bill would exempt the additional lots from any business tax, local registration fee, use permit fee, or other fee, except those fees that apply to the existing lots in the park, and would prohibit the owner from reducing the size of, or interfering with, certain existing facilities without first complying with specified requirements for creating, moving, shifting, or altering lot lines.

Position: Support

Status: Senate Appropriations

[AB 2997](#)

(Patterson, Joe)

Subdivisions: manufactured homes.

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

Position: Support

Status: Assembly Dead

[SB 1052](#)

(Seyarto)

Mobilehomes.

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

Position: Support

Status: Senate Dead

[SB 1211](#)

(Skinner)

Land use: accessory dwelling units: ministerial approval.

The Planning and Zoning Law authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an

ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU. This bill would also prohibit the local agency from requiring the replacement off offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU.

Position: Support

Status: Assembly Appropriations

OTHER LEGISLATION

[AB 2187](#)

(Bryan)

Office of Tenants' Rights and Protections.

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

Status: Assembly Dead

[AB 2216](#)

(Haney)

Tenancy: common household pets.

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

Status: Senate Dead

[AB 2257](#)

(Wilson)

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

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

Status: Senate Local Government

[AB 2304](#)

(Lee)

Unlawful detainer: case records.

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

Status: Senate Appropriations

[AB 2373](#)

(Rendon)

Mobilehomes: tenancies.

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

Status: Senate Appr. Suspense File

[AB 2493](#)

(Pellerin)

Tenancy: application screening fee.

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

Status: Senate Third Reading

[AB 2747](#)

(Haney)

Tenancy: credit reporting.

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

Status: Senate Third Reading

[SB 1148](#)

(Blakespear)

Electrical service: master meters.

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

Position: Neutral

Status: Senate Dead

[SB 1190](#)

(Laird)

Mobilehomes: solar energy systems.

This bill would make any covenant, restriction, or condition contained in any rental agreement or other instrument affecting the tenancy of a homeowner or resident in a mobilehome park, in a subdivision, cooperative, or condominium for mobilehomes, or in a resident-owned mobilehome park that effectively prohibits or restricts the installation or use of a solar energy system, as defined, on the mobilehome or the site, lot, or space on which the mobilehome is located void and unenforceable. The bill would make it unlawful for the management or the ownership to prohibit or restrict a homeowner or resident from installing or using a solar energy system on the home or the site, lot, or space on which the mobilehome is located or to take other specified actions in connection with the installation or use of a solar energy system, except as specified. The bill would exempt imposition of reasonable restrictions on solar energy systems, as defined. The bill would require a solar energy system to meet applicable health and safety standards and requirements imposed by state and local permitting authorities. The bill would make any entity that willfully violates these provisions in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park liable to the homeowner, resident, or other party for actual damages occasioned thereby, and for a civil penalty paid to the homeowner, resident, or other party in an amount not to exceed \$2,000.

Status: 7/18/2024 - Signed into law

[SB 1408](#)

(Roth)

Mobilehome parks: vehicle removal.

The Mobilehome Residency Law authorizes management, upon the expiration of 7 days, to remove a vehicle from a driveway or designated parking space, when the vehicle remains in violation of a park rule, as specified. Current law provides an exception from these provisions for vehicles that pose a significant danger, as specified. This bill would prohibit management from removing a vehicle used or required by the homeowner for work or employment, or which advertises any trade or services on the vehicle, from a homeowner's or resident's driveway or designated parking space, or a space provided by management for parking vehicles, unless any part of that vehicle extends into the park roadway or otherwise poses a significant danger, as specified.

Status: 7/2/2024 - Signed into law

[SB 1474](#)

(Allen)

Public utilities: intervenor compensation.

Current law provides compensation for reasonable advocate's fees, reasonable expert witness fees, and other reasonable costs to public utility customers for preparation for and participation in a hearing or proceeding of the Public Utilities Commission. Current law requires the commission to award a customer compensation if certain requirements are satisfied, including that the customer's presentation makes a substantial contribution to the adoption of the commission's order or decision. Current law requires a customer who intends to seek compensation to file and serve on all parties to the proceeding, within 30 days after the prehearing conference is held, a notice of intent to claim compensation. This bill would instead require a customer who intends to seek compensation to file and serve on all parties to the proceeding a notice of intent to claim compensation within 30 days after the prehearing conference is held or within 30 days of becoming a party to the proceeding, whichever is later.

Status: Senate Dead ■

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Community Membership Categories

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

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

COMMUNITY _____ NO. OF SPACES _____
COMMUNITY ADDRESS _____ COUNTY _____
MAILING ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____ EMAIL _____

DOES THIS COMMUNITY RECEIVE MAIL DELIVERY? YES NO
IF YES, INCLUDE IN MAIL LIST? YES NO
Do you have operational fire hydrants? Yes No What are the age rules?
Do you have long-term leases? Yes No All Age 55 62
Do you permit subleasing? Yes No
Do you provide master-meter utility services?
Electric: Yes No Gas: Yes No
Propane: Yes No Water: Yes No
Utility District: PG&E SoCal Gas SoCal Edison SDG&E
Other: _____

OWNER INFORMATION

NAME _____
MAILING ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____ EMAIL _____

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

MANAGEMENT COMPANY (if applicable)

FIRM _____ CONTACT _____
MAILING ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____ EMAIL _____

MEMBER REFERRAL INFORMATION (if applicable)

NAME _____
COMMUNITY/FIRM _____
MAILING ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____ EMAIL _____

MEMBERSHIP INVESTMENT

Total Number of Spaces @ \$10.95 per space..... \$ _____
Minimum Annual Dues — \$435 (40 spaces or less)
\$925 for 501(c)(3) or Resident-Owned Communities
Voluntary Candidate PAC Contribution @ \$9.00 per space
Amount of Check Enclosed..... \$ _____

Visa Mastercard American Express Check Enclosed
CREDIT CARD NUMBER EXPIRATION DATE
BILLING ADDRESS AND ZIP CODE
CARD HOLDER'S NAME

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

I certify that this application complies with the aforementioned bylaws requirement. Should ownership in any additional community not listed on this application be acquired, the association shall be notified and the appropriate application submitted. Applicant understands that dues are nonrefundable and agrees to uphold the WMA Code of Ethics and to maintain membership in good standing. Dues payments to WMA, as well as contributions made to Political Action Committees, are not deductible as charitable contributions for federal income tax purposes. WMA dues may be deducted as an ordinary and necessary business expense. In compliance with the Omnibus Budget Reconciliation Act of 1993, 79% of your 2024 – 2025 membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

AUTHORIZED SIGNATURE _____ DATE _____

“WMA — Advancing and Protecting the Manufactured Housing Industry.”



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

Service and Industry (S&I) Membership:

Consists of manufacturers of homes, sellers of homes, and suppliers of materials, products, or services related to the manufactured housing industry, or firms engaged in the business of management and marketing services on behalf of community owners. See the listing below to determine if your company falls within this membership category.
(Note: Firms owning mobilehome/manufactured housing communities must maintain Community Membership for each property.)

COMPANY INFORMATION

FIRM NAME _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

CONTACT NAME _____

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

TITLE OF LICENSE _____ REGION SERVED _____

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

Listing Category (Select from the list below): _____

- | | | |
|-----------------------------------|--------------------------------------|--|
| Accounting | Construction and Materials | Manufactured Home Sales |
| ADA Compliance | Consultants | Manufactured Home Supplies |
| Allied Associations | Electrical Equipment and Contractors | Manufactured Housing Community |
| Appraisal Services | Energy Conservation Services | Closures/Conversions |
| Asphalt Maintenance | Financial Lending | Manufactured Housing Community Inspections |
| Attorneys | Gas Systems | Real Estate |
| Billing Services | Insurance Services | Residential Screening Services |
| Collection Services | Management Services | Solar Power |
| Communications/Answering Services | Manufactured Home Builders | Tree Care |
| Computer Services/Software | Manufactured Home Demolition | Utilities |

Visa Mastercard American Express Check Enclosed

MEMBERSHIP INVESTMENT

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

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

Amount of Check Enclosed \$ _____

CREDIT CARD NUMBER _____ EXPIRATION DATE _____

BILLING ADDRESS AND ZIP CODE _____

CARD HOLDER'S NAME _____

Dues payments to WMA, as well as contributions made to Political Action Committees, are not deductible as charitable contributions for federal income tax purposes. WMA dues may be deducted as an ordinary and necessary business expense. In compliance with the Omnibus Budget Reconciliation Act of 1993, 79% of your 2024 – 2025 membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

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

AUTHORIZED SIGNATURE _____ DATE _____

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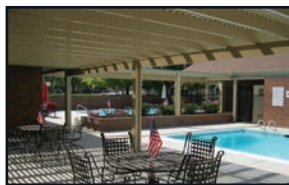


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FOR WMA MEMBERS



Western
Manufactured Housing Communities
Association

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

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

FORMS FOR RESIDENT-OWNED HOMES (MEMBERS ONLY)

Prospective and New Residents

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

Disclosure

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

Rules and Regulations Violations

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

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

Termination of Tenancy

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

Miscellaneous Forms

210	MISCELLANEOUS FORMS PACKAGE.....	_____	\$115	\$_____
<i>The above package includes the following forms:</i>				
103	Acknowledgement for Third Party Payment of Rent	_____	\$12	\$_____
150	Agreement with Heir, Joint Tenant or Personal Representative of the Estate	_____	\$8	\$_____
170	Approval of Installation of Accommodation for Disabled Resident	_____	\$8	\$_____
169	Master Meter System Public Awareness Message	_____	\$8	\$_____
181	Notice of Application of Pesticide to Common Area Without Licensed Pest Control Operator	_____	\$8	\$_____
182	Notice of Application of Pesticide to a Dwelling Unit Without a Licensed Pest Control Operator	_____	\$8	\$_____

Contents of Miscellaneous Forms Package continued on page two.

Subtotal Page One \$_____

Go to page 2 for payment information.

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Our **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**.

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ORANGE GROVE TP



LOCATION: BAKERSFIELD, CA

SPACES: 51 TOTAL SPACES

LOT SIZE: 3.36 AC

PARK TYPES: ALL-AGE COMMUNITY

Contact Victor Martinez at 909 945 8989 for more information!

COLONIAL MANOR



ADDRESS: 525 AIRPORT BLVD
WATSONVILLE, CA 95076

SPACES: 72 TOTAL SPACES

YEAR BUILT: 1969

LOT SIZE: 5.57 AC

PARK TYPE: ALL-AGE COMMUNITY

Contact John Tundis at 909 945 8820 for more information!

JUST SOLD

VILLANOVA MHP



ADDRESS: 700 W VILLANOVA ROAD
OJAI, CA 93023

SPACES: 25 TOTAL SPACES

SALE PRICE: \$3,000,000

DEL CIELO MHP



ADDRESS: 3210 SANTA MARIA WAY
SANTA MARIA, CA 93455

SPACES: 185 SPACES

SALE PRICE: \$20,950,000

VMA OVERVIEW

325
TOTAL LISTINGS SOLD

23+
YEARS OF EXPERIENCE

78+
MANAGED PROPERTIES

5500+
MANAGED SITES

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

3595 INLAND EMPIRE BLVD,
BUILDING 2 - SUITE 2100
ONTARIO, CALIFORNIA 91764

VMA.COM

Victor M. Martinez

VICTOR@VMA.COM

909 945 8989

909 945 8929

866 759 8585