

September
2024

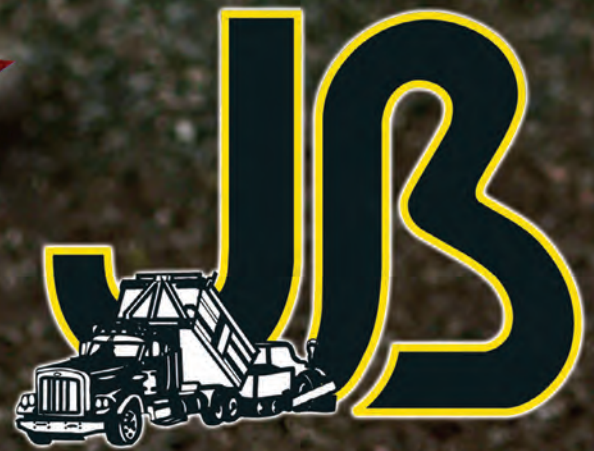


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INDUSTRY UPDATES

CALENDAR OF EVENTS

SEPTEMBER

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 35.

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 27.

MHET Forum Luncheon

October 23, 2024

Topic: New Laws

For more information, contact vickie@mhet.com.

NOVEMBER

Coffee Talk

November 7, 2024

Topic: Local Government Update with WMA's Regional Representatives

10:00 – 11:00 a.m.

For more information, contact info@wma.org.

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 — July 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
	June 2024	July 2024	July 2024	June 2024	July 2024	July 2024
US City Average	3.0	2.9	0.1	2.9	2.9	0.1
Los Angeles / Long Beach / Anaheim, CA	3.2	3.4	0.2	2.9	3.1	0.2
BI-MONTHLY (Published for odd months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	May 2024	July 2024	July 2024	May 2024	July 2024	July 2024
Riverside - San Bernardino - Ontario, CA	4.0	2.8	- 0.6	4.4	2.8	- 0.8
San Diego – Carlsbad, CA	3.2	3.5	0.6	3.4	3.3	0.4
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	0.0

Release date August 14, 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

You're Invited to Las Vegas

More than 520 individuals attended the 2023 WMA Convention & Expo in Reno, Nevada last year. This was the highest number of Reno convention registrations we have seen in many, many years. Several members reported that it was one of the best conventions in recent memory.

Next month, in Las Vegas, we expect to put on an even better event. The 2024 WMA Convention & Expo will be held in Henderson, Nevada at the M Resort Spa Casino. There we will see the installation of our new President — Andy Balaguy — and the swearing in of our new Board of Directors.

The nominees are Bob Baranek (President-Elect), Chad Casenhiser (Secretary), Ernie Schroer (Treasurer), Virginia Jensen (Immediate Past President), Allan Alt (Southern Regional Director), Ryan Jasinsky (At-Large Regional Director), Jim Joffe (Central Regional Director), Gregg Kirkpatrick (At-Large Regional Director), Greg O'Hagan (At-Large Regional Director), and Walter Newell (At-Large Regional Director).

WMA wishes to thank outgoing President Virginia Jensen for her extraordinary leadership over the past year, which saw us defeat MHP rent control (for a second year in a row) and the harmful resident right of first refusal legisla-

tion. We are indeed fortunate that Virginia will continue to serve on the Board as our Immediate Past President and as a member of the WMA PAC Board of Trustees.

Appreciation and gratitude also go out to Candy Holcombe, as she leaves the Board after eight years of outstanding service. Candy will continue to contribute to the association by chairing the Western Manufactured Housing Educational Group (WMEG) and serving on the Convention Planning Committee.

Other convention highlights next month will include the presentation of the Busch, Carr & McA-doo Memorial Award — WMA's highest, most prestigious honor, the President's Award for regional excellence, and the Craig Biddle/Don Durant PAC Award for political participation. And for the very first time in association history, the Outstanding Service & Industry Award will be presented.

Finally, WMA would like to point out the excellent educational opportunities that will be available to convention-goers. There will be 27 expert speakers presenting 12 topical seminars on issues like property rights, failure-to-maintain lawsuits, water management, violence prevention, and many more. A heartfelt thank-you goes out to the chair of the

Convention Planning Committee — Dave Thomas — who has retired and will be attending his last WMA Convention & Expo.

This year's theme is TAKE A WALK IN YOUR PARK — and Discover Community.

And while you're enjoying that, WMA invites you to participate in our annual golf tournament that benefits the Frank J. Evans Scholarship Foundation, which gives \$2,000 scholarships to college-bound students who live in WMA-member parks. The tournament is for a very worthy cause, and it's a heck of a lot of fun.

Space is running out, so please contact Chris Wysocki at chris@wma.org to make your reservation to play. See you next month in Las Vegas! ■

Welcome New Members

Elms Mobile Home Park, Indio

Lakeside Mobile Estates,
Railroad Flat

Network Thinking Solutions,
Westlake Village

Midstate Mobile Manor, Fresno

Pine Canyon Mobile Estates,
King City

Whitley Manor Mobile Home
Park, Corcoran

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

As Election Nears, California's Future Teeters

It's that time in America when candidates for public office tout their achievements and vilify their opponents. With most eyes focused on the Presidential race and the surrounding drama of that campaign, candidates for Congress, the State Legislature, and local offices struggle to stand out and gain any attention they can from voters.

In California, the WMA PAC has made a concerted effort to elect a coalition of Republicans and Democrats in the Legislature who believe in private property rights and oppose efforts to impose draconian rent control laws and ordinances pushed by tenant-rights groups who believe people should not earn a return on their investment when they provide housing opportunities.

Our strategy of supporting moderate Democrats has been a controversial one, but the results are beginning to become apparent. Along with the Republicans in the Legislature, many of the Democrats WMA supported in the 2022 election helped us defeat statewide rent control and gave residents a right of first refusal to purchase a mobilehome park, delaying a sale by up to ten months.

These Democrats voted with WMA because they share our values of private property rights. They may be very liberal on other issues like criminal justice reform, so-called climate change, and other issues ranging

from immigration to abortion. But these Democrats who were supported by our PAC Board of Trustees agree that private property is a cornerstone of democracy.

To better explain the reality of today, several factors need to be considered. Voter registration across the state shows that California's electorate is roughly 47% Democrat and 24% Republican. In 2008, the numbers were much closer – 43% Democrat and 33% Republican. With Democrats in firm control of California, the challenge of the WMA PAC is to identify how to best influence the makeup of the Legislature.

Because this state has a "jungle primary" system where the top two vote recipients in the Primary Election advance to the General Election regardless of political party, WMA has an opportunity to help elect Democrats who believe in private property rights over Democrats who align themselves with the far-left progressive caucus, which largely believes housing should be subject to draconian price controls.

Just as we did in 2022, the WMA PAC is doubling down on its strategy of building a governing coalition of moderate pro-housing Democrats and Republicans in 2024. In the Primary Election, the WMA PAC supported 49 candidates for legislative office, and 44 of those advanced to the General Election.

With a success rate of nearly 90%, all of the WMA-supported candidates have a real chance of being elected in November. In the Assembly, the 2024 General Election could realistically elect a block of 25 moderate Democrats. When combined with the 18 existing Republicans, this would create a governing majority of 43 Assemblymembers who are largely supportive of WMA interests.

As you probably realize, campaigns in California are increasingly expensive. A ballot measure to repeal Costa-Hawkins for apartment communities this year is expected to see spending by supporters and opponents to be over \$100 million. Congressional campaigns will spend millions of dollars in California districts as control of the House of Representatives could be decided by a handful of competitive districts across the state.

Fairly soon, it will be nearly impossible to avoid commercials on television, streaming services, and radio that support and oppose candidates.

Because the WMA PAC does not have the vast resources available to large broad-based donors like public employee labor unions and large corporations like Uber and Lyft (to name a few), our giving strategy has had to be much more strategic. The WMA PAC has focused its efforts on supporting candidates who have a chance to win in dis-



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tricts that face a clear choice. If our legislative efforts succeed in 2024, WMA's PAC will have helped flip 11 Assembly and Senate seats from a far-left Progressive Democrat to a moderate pro-WMA candidate, which would help us stop bad bills from becoming law ... and may very well allow us to pursue positive legislative changes to make it easier to provide housing opportunities in the state.

While the WMA PAC is largely focused on state campaigns, the work of our regional representatives should not be ignored. The WMA PAC helps candidates for city councils and county boards of supervisors in order to ensure local jurisdictions are represented by individuals who oppose rent control and other price controls on manufactured housing communities.

It is noteworthy that the support of the WMA PAC helped elect a former WMA member and parkowner, Robb Tucker, to the Nevada County Board of Supervisors. WMA's support of Tucker was in-

strumental in his election, and we are proud to have someone serving as a county supervisor who has owned a mobilehome park.

The accomplishments made by our state lobbying team and our local regional representatives could not have happened without a healthy PAC and a commitment of our members to engage politically. The unfortunate reality is that intellectual arguments about proposed policies too often fall on deaf ears with lawmakers who hold a philosophical world view that housing should be free and that landlords only want to take money away from renters.

Unless we can help elect people who believe in private property rights and support the entrepreneurial spirit that drives the manufactured housing community industry, our chances for long-term success are minimal. However, if the WMA PAC engages in an aggressive way, we have an opportunity to change the landscape of the Legislature and local governments in a positive way. But that

can only happen if our members participate in the PAC.

Since the WMA PAC started their aggressive strategy of political engagement, lawmakers at the state and local levels seem to be paying more attention to our arguments. While donations do not affect how lawmakers vote, they do help elect people who are more inclined to vote with WMA. That's the whole point of asking our members to dig deep and be involved in politics and elections. With your help, we can change the dynamics of the Legislature.

I understand it is difficult to give to a political action committee, but as one of our members once said, it is a small price to pay to help pick the people who write the rules our industry is required to follow.

Thank you for the opportunity to serve WMA. If you have any questions or if I may be of help, please feel free to email me at chris@wma.org, or call me on my direct line at 916.288.4026. ■

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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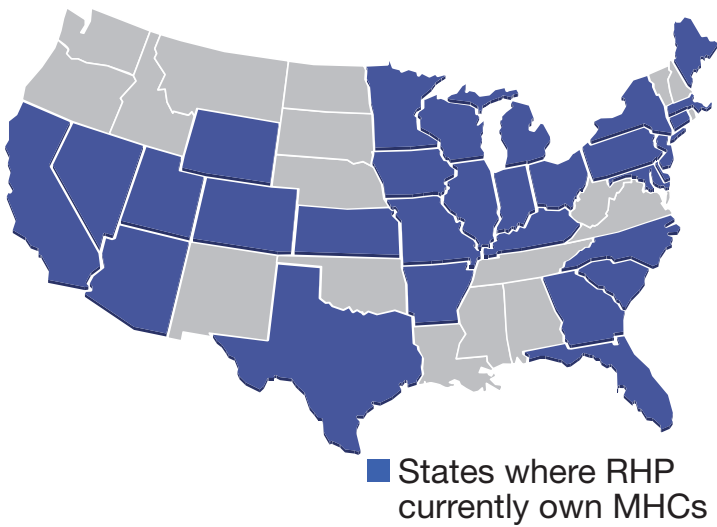
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REGIONAL FOCUS

Saulo Londoño | Regional Representative

Rent Control Flows Like a River

It's interesting how the adoption of public policy at the local level can often flow like a river and its subsidiaries. A new policy is adopted (or debated) by a big city or county, and then that same policy flows out to its regional neighbors who look to that first adopter as a role model/leader for their area.

As it relates to rent control in mobilehome parks, we saw this dynamic take shape in Sonoma County a few years ago. A wave of ordinance amendments swept through the region after the city of Santa Rosa made the first move to tighten its laws by restricting yearly rent increases to below 100% of CPI.

What followed was a year-and-a-half-long process of every city in the county, and then eventually the county itself, doing the exact same thing — sometimes competing amongst themselves for the strictest rent control ordinance in the region.

This is not unusual. You could say it's part of human nature to compare yourself to your closest peers. Neighbors sometimes compete for the best Christmas decorations on the street. Public policy is the same way.

It is also a step in the development of public policy to contrast what exists in your city/county to what others around you have already done. In almost every single rent

control staff presentation, you will find at least a slide or two listing what other cities and counties in the region have or have not already done. Which brings us to the North State and the slow creep of rent control discussions that have developed in the area over the past two years.

The city of Chico hosts a California State University (CSU) campus, which is the city's biggest employer. Along with a cyclical student population, Chico is home to a large number of professors, administrators, and a general population attracted to the culture of academia. Needless to say, this impacts the political environment of a city that sits in the middle of a large agricultural region — one that largely doesn't share the same political leanings as Chico.

This political reality has turned the city of Chico into the base for most of the political activism in the North State, and the county of Butte into the biggest battleground for political campaigns in the region. What happens in Chico and Butte is always sure to impact public policy in the rest of the North State.

Two years ago, the Butte County supervisor serving the campus area brought the idea of mobilehome rent control to the board. It came out of nowhere, but she was

prepared with the same data and talking points already used elsewhere to great effect.

Fortunately, WMA and local parkowners were able to defeat her effort on a 3-2 vote of the board (the second vote in favor has since lost re-election and the board seat), but rent control advocates made it clear that they planned to take this battle to the city of Chico next. And that's what they did.

At the end of 2023, the Chico councilmember serving the campus area brought the idea of mobilehome rent control to the council. Rent control advocates knew they were leveraging the issue during an election year and were looking to take full advantage of it.

After months of internal debate, the city held several public hearings, to which dozens of activist-led residents showed up armed with talking points.

It was during this time that I spoke with many parkowners, not just from Chico, about the importance of stopping this effort. The rest of the region has always taken cues from Chico. Allowing rent control to build a "beachhead" in Chico would give advocates a fast path to adoption throughout the North State.

Fortunately, everyone stepped up. WMA and parkowners held sever-

al meetings with city leaders, and eventually the council voted 4-2 (with one member absent) against moving forward with a rent control ordinance. Since that day, we have also held meetings with one of the dissenting votes who has shown willingness to see the issue from our perspective. I am confident this is not the last time we'll see a rent control battle in Chico, and we need to stay prepared.

When a dam malfunctions, like the Oroville Dam in Butte County did six years ago, the uncontrollable flow of water has severe effects downriver. You work to stop the flow by repairing the dam, but you also have to protect and repair the areas impacted farther down the river. It is the same way with the flow of rent control debate.

A few months after rent control

was killed in Chico, the issue was brought up during the Board of Supervisors meeting in Tehama County, which neighbors Butte to the north.

The discussion was requested solely by one supervisor who clearly had her ears close to the ground on what was happening in Chico/Butte County, and was ready to use that as an excuse for discussion in her county as well.

Tehama County is very small and susceptible to the desires of a passionate elected official with a grassroots movement behind them. This Supervisor played very well on the fears of mobilehome park residents in the county, and brought dozens of them to the public hearings.

During these meetings, the supervisor often mischaracterized what hap-

pened in Chico/Butte, and suggested that they are still "actively working on a solution" to this "problem."

It was not until WMA showed up in person and corrected the record that the supervisors decided to hit the pause button. The rest of the supervisors were genuinely surprised to hear that the issue had already been discussed and rejected both by the Chico City Council and the Butte County Board of Supervisors.

The Chair of the Board quickly asked the issue to be moved back to the planning team, called for a recess, and ended the debate. I spoke to county staff after the vote: they were relieved that we showed up and corrected the record. They made it clear to me that had Chico or Butte County voted in favor, the issue would have had more legs.

Rent control isn't dead in Tehama County yet. Our hope is that it just quietly goes away now that everyone knows the truth. It is also my hope, but not my expectation, that other neighboring cities and counties will not have similar discussions on rent control.

It was obviously important for us to highlight the battle in Chico and Butte County and put a spotlight on how important it is to stop the flow of rent control from going up north. Sometimes it's essential to draw a line on the sand and say: "You shall not pass!" ■

Saulo Londoño is WMA's Regional Representative for the Northern California/Bay Area. He can be reached at 916.448.7002, extension 1014; fax 916.448.7085; or email saulo@wma.org.

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FEATURE ARTICLE

Jim Anderson | California Political Advisors

Wild Election Season ... One for the Ages in California ... Inspires Action

With 42 of 120 legislative seats subject to open and/or competitive races in November, the 2024 general election is poised to be one for the ages. By contrast, there are only 12 seats currently open in 2026, at least for now.

Not by coincidence, *tens of millions* of dollars were spent by groups in the primary trying to set the stage for this November, and — with turnout doubling — outside spending could hit the highest level in California history this fall. Impacting the outcome of the general election will require participation from every member of WMA, which is known as a perennial political powerhouse in Sacramento.

The March 2024 primary election was resoundingly successful for WMA in numerous State Assembly races, thanks to its members who contributed to the fight. WMA backed six candidates early in highly competitive primaries who all advanced to the general, including:

- Maggy Krell, Anamarie Avila Farias, Catherine Stefani, John Harabedian, and Nick Schultz, who all have easy paths to victory in the general election and defeated candidates unreasonable on issues affecting WMA.

- Efren Martinez, Kristie Bruce-Lane, and Colin Parent, who all advanced to the general election in first place, in competitive elections. All three will need further support in the general election.
- Blanca Rubio, an incumbent Democrat and chair of the “Moderate Democrats,” faced a far-left opponent in the primary, who did not advance to the top two in the general election runoff.

The results in the State Senate in the primary were mixed; however, WMA helped two key, reasonable Democrats — Jesse Arreguin and Laura Richardson — finish first in two runoffs for the general election against progressive Democrats — setting up additional important, competitive opportunities in November.

WMA also backed Republican Suzanne Valladares against a far-right opponent to give the Republican Party the best chance to retain a seat in a highly competitive swing district. Valladares is a more accomplished campaigner and stronger demographic fit for a general election showdown against a far-

left Democratic opponent. WMA should double-down to ensure her victory on Election Day, as well.

With an eye toward the November general election, WMA’s investments must continue so that the money it spent on candidates backed by WMA in the primary have adequate resources to cross the finish line. Political giving must be done consistently to improve the odds that candidates are elected to the California Legislature who are reasonable on WMA’s policy priorities.

To be sure, in California, the electoral climate as November approaches has been under constant flux. Since the primary, a monumental shift has occurred, impacting the electorate within just the last few weeks, driven by President Biden’s decision to abandon his run for re-election and the Democratic Party’s decision to nominate Vice President Harris instead.

The consequence of these dominoes falling is perhaps best captured by polling in Valladares’s Senate district in California: last October, Trump was up on Biden by 4 points, and is now trailing Harris by 9 points.

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must respond to changes like this. The good news is that these swing seats are very much in play, in large part thanks to the effort by the California Republican Party to recruit diverse candidates who match the districts in which they are running.

As an aside, some Republicans want their candidates to follow a strict, extremely conservative standard on every social and fiscal issue. Democrats are more than happy to seize upon that narrow vision, because it ultimately shrinks the Republicans' base. Fortunately, enough Republican leaders recognize that the only way to maintain current Republican seats and potentially grow the party's footprint in the future is to expand the base to be more inclusive by recruiting candidates who do a better job of meeting voters where they are.

California is a notoriously difficult place for businesses to succeed — taxes are high and regulations stifling. One reason that more hasn't been done to address the state's hostile business climate is that its representatives keep getting more progressive.

However, that doesn't mean the electorate is satisfied. In one of the most left-leaning districts in the State, with Berkeley at its heart, only 55% of voters in a recent survey were pleased with how things are going in California. With Democrats holding every statewide office and a supermajority of legislative seats, there is plausibly only one party to blame, yet voters find the brand of Republicanism — often formed by national politics — unacceptable.

Republicans haven't won a statewide office since 2006, and there are fewer Republicans in the legislature today than ever before. Sup-

porting Republicans is a key part of the strategy for business groups, but it is not enough.

Hope remains, of course. This November, there is a significant opportunity to restore some political balance in the 2024 election cycle if the business community unites to elect moderate Democrats in districts where Democrats are sure to win anyway.

For example, one Assembly seat in San Bernardino County pits a police detective (a Democratic candidate), against a far-left progressive Democratic candidate, who (unsurprisingly) has the support of the current, far-left incumbent Assemblymember. Even though this contest pits one Democrat against another, electing the pro-public safety detective against the soft-on-crime radical represents a true opportunity to "flip" the seat ideologically to a significant extent.

Another, in the heart of Los Angeles, showcases a business owner, Efen Martinez, against a social justice reformer, Sade Elhawary. While the reformer may be running to nobly represent what she feels is right, the fact is this: There is no substitute for the experience of operating a successful business and the demands of meeting payroll, adhering to onerous state laws, and experiencing the risks associated with doing so.

Electing a Democrat who owns a successful business instead of sitting idly by and letting left-leaning interests back a candidate with no experience is possible. It is a major reason for WMA members to join the electoral fight.

The axiom of "you cannot sacrifice the good for the perfect" is the guiding principle of most sophisti-

cated political actors representing business interests in electoral activity in California. But principles without resources to promote them, like campaigns without money, are guaranteed losers.

If WMA and other business interests and coalitions want to win, they must engage thoughtfully on behalf of the best candidates running against worse candidates for their interests across the state — whether Republican or Democrat. It is the only path to success!

Nationally, it seems everyone feels the urgency of this election. There is critical action that can be taken locally, in California, to improve the business climate at home. The time for WMA members to contribute is now! ■

Jim Anderson is the founder and principal of California Political Advisors. He advises companies, trade associations, and business coalitions on how best to engage politically in candidate campaigns and ballot measures across California.

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FEATURE ARTICLE

Jessica Millan Patterson | CA Republican Party Chair

California's Republican Renaissance

When I was first elected as Chairwoman of the California Republican Party in 2019, it was a tough time to be a California Republican. We had fallen to the third largest party in the state in terms of voter registration, if you include Decline to State as an organized party, and fell even further behind California Democrats. We had just lost half of our congressional delegation and seats in the state legislature in the 2018 midterm elections.

Flash forward five years, and California Republicans have flipped five House seats from blue to red and increased Republican voter registration by nearly 775,000 new voters. But we didn't do it alone.

Thanks to the efforts of our grassroots volunteers, dynamic slate of candidates, partners in the Assembly and Senate caucuses, and generous contributions from supporters, Californians from all walks of life are turning to the Republican Party to fix our once great state.

Many argue that as California goes, so goes the nation. For the nation's sake, let's hope that California's current situation does NOT become a reality for the rest of the country.

I have had a front-row seat to the Democrats' disastrous policies and their devastating consequences for everyday Californians, from the sky-high cost of energy to only 14

percent of Californians saying they can afford to buy a home. It's clear that Democrats have failed the people they were elected to serve.

Thanks to key legislative races, we have elected leaders to hold the supermajority accountable and be a voice for millions of frustrated Californians. In the most recent election cycle, we saw Assemblyman Josh Hoover defeat a 10-year Democrat incumbent, and new Assemblyman Greg Wallis beat his Democrat opponent by 85 votes.

For Republicans, focusing on competitive legislative races in California is about more than just winning seats. It's about shaping the state's future and ensuring a better place to call home for all Californians. From the homeless crisis to fentanyl poisoning our loved ones and holding criminals accountable, Republicans have been putting forward solutions to complex problems that will get our state back on track.

We know that Californians are tired of regressive Democrat policies, and the proof is in the increase in Republican voter registrations. California boasts the largest Republican Party in terms of voter registration in the entire nation. Yes, more than Florida and Texas. And — thanks to our grassroots volunteers and our communications efforts around Republicans'

common-sense policies — that number is growing.

We have seen such an increase that, for the third voter registration report in a row from California's Secretary of State, California Republicans made massive gains while Democrats lost voters. In fact, Republicans continue to gain new voters in every congressional, senate, and assembly district and across all 58 counties.

As we march closer to the November 2024 elections, our ever-growing team of volunteers around the state is not only registering new voters, but also speaking to them about the Republican Party and what we stand for through knocking on doors and phone banking.

So far, in this election cycle, our nearly 90,000 volunteers have made over two million voter contacts. In that time, we've held nearly 300 field training sessions for more than 2,200 attendees.

The California Republican Party knows how important safe and secure elections are to our democracy, and that's why I am incredibly proud of our Election Integrity Operations.

With nearly 11,000 poll observers recruited, 2,400 poll workers hired, and nearly 6,000 trainings held this cycle, we are working tirelessly to restore and build confidence with voters in our election process to



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both protect the vote and maximize voter participation in November.

No matter how strong our message is, we can't win if we aren't effectively communicating it with voters, including those we may not have engaged with previously.

Before I became chair, my background was on the field side, so, as the California Republican Party (CAGOP)'s first Latina chair, engaging with diverse communities has been a top priority.

Over the last few cycles, we have made significant inroads with California's Latino and AAPI (Asian American & Pacific Islander) communities, including targeted legislative districts.

We are showing up, discussing issues important to each commu-

nity, and recruiting the right candidates. These candidates reflect and understand the districts and the communities they aim to serve.

But this undertaking couldn't be done without the party's legislative leadership team, Assembly Republican Leader James Gallagher, and Senate Republican Leader Brian Jones.

We work in tandem to build relationships with generous supporters like the Western Manufactured Housing Communities Association (WMA), who are committed to helping the Republican Party's efforts.

The continued investments from WMA, which have grown significantly over the last five years, have been instrumental in assisting the California Republican Party in supporting strong legislative

candidates who have, in turn, introduced legislation to positively impact Californians and help them thrive in the Golden State.

Americans across the country must recognize that California is worth fighting for and investing in. Republicans will continue to build momentum with our common-sense policies, offering real solutions to a state repeatedly failed by one-party Democratic rule.

Supporting our efforts is not only an investment in the future of California, but also in the future of our entire nation. ■

Jessica Patterson has held positions with the California Republican Party, Republican National Committee, and statewide and national candidates for nearly two decades, including leadership positions for Governor Arnold Schwarzenegger, Mayor Rudy Giuliani, and Senator John McCain.



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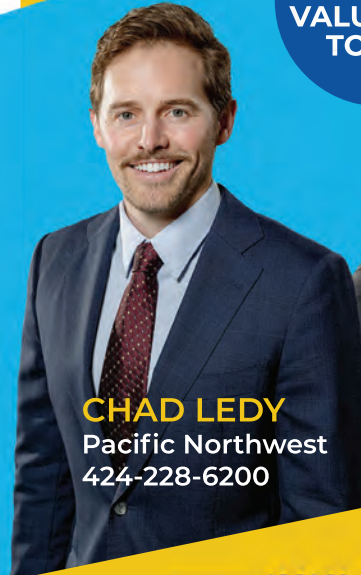
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2024 WMA Convention & Expo
M Resort Spa Casino
October 14 – 17

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 916.448.7002.

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.

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EXPO REGISTRATION FEES				
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Member	\$525 pp	\$595 pp	x _____	(total registrants) = \$ _____
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Total Convention & Expo Registrations Due				(A) \$ _____

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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.

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Yes, I wish to donate: \$100 \$250 \$500 toward the "seed money" for the cash drawing!
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Golf for Charity

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.

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CONVENTION PREVIEW

GOLF | The Lexington Course at the Revere Golf Club

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!



The Revere Golf Club's Lexington Course will be home to this year's WMA Convention & Expo golf tournament.

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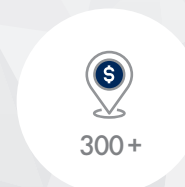
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M Resort Spa Casino —Why you should stay here!

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INDUSTRY LEGISLATION

September 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. Current 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 makes a violation of the act a crime. 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 repeals these provisions on January 1, 2025. This bill, commencing January 1, 2027, would require an enforcement agency that issues a notice of violation to be responsible for exhausting all administrative and legal recourse against a resident who fails to correct violations before looking to the mobilehome park owner or operator for corrective action, as provided. By requiring local officials to perform

these additional duties, the bill would impose a state-mandated local program.

Position: Sponsored

Status: 8/31/2024 - Enrolled and to the Governor

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 January 1, 2027, 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: 8/29/2024 - Enrolled and to the Governor

[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: 8/27/2024 - Enrolled and to the Governor

[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: 8/31/2024 - Enrolled and to the Governor

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. Existing 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: 8/29/2024 - Enrolled and to the Governor

[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: 8/28/2024 - Enrolled and to the Governor

[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 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 of 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: 8/29/2024 - Enrolled and to the Governor

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. The bill would also prohibit an independent cause of action as to the adequacy of the local agency's responses.

Status: 8/27/2024 - Enrolled and to the Governor

[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: 8/27/2024 - Enrolled and to the Governor

[AB 2373](#)

(Rendon)

Mobilehomes: tenancies.

Current law makes it unlawful for a person to take various actions in connection with the construction and operation of a mobilehome park unless that person has a valid permit issued by the enforcement agency, as specified. 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. 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 for the above-described reasons unless the park has a valid permit to operate issued by the enforcement agency in accordance with certain provisions of the Mobilehome Parks Act.

Status: 8/28/2024 - Enrolled and to the Governor

[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: 9/3/2024 - Enrolled and to the Governor

[AB 2747](#)

(Haney)

Tenancy: credit reporting.

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. The bill would prohibit a tenant who stops positive rental payment information reporting from electing reporting again for at least 6 months. The bill would authorize a landlord to charge a tenant that elects to have positive rental payment information reported the lesser of \$10 per month or the actual cost to the landlord to provide the service, unless the landlord does not incur any actual cost to provide positive rental payment reporting. The bill would prohibit a landlord from taking certain actions if a tenant fails to pay the landlord's rent reporting charge. The bill would exempt from these provisions a landlord of a residential rental building that contains 15 or fewer dwelling units, unless specified conditions are met, and an assisted housing development, as defined.

Status: 8/29/2024 - Enrolled and to the Governor

[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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*M Resort Spa Casino, Henderson, NV
October 14-17, 2024*



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

Community Membership Categories

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

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

COMMUNITY _____ NO. OF SPACES _____

COMMUNITY ADDRESS _____ COUNTY _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

DOES THIS COMMUNITY RECEIVE MAIL DELIVERY? YES NO

IF YES, INCLUDE IN MAIL LIST? YES NO

Do you have operational fire hydrants? Yes No What are the age rules? All Age 55 62

Do you have long-term leases? Yes No

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 _____

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EMAIL LIST!



MARTINEZ & ASSOCIATES, INC.

BROKERAGE | PROPERTY MANAGEMENT | CONSULTING

Martinez & Associates, Inc. is an advisory commercial real estate brokerage firm specializing in the investment sales of Mobile Home Parks, Apartments Self Storage Centers, Campgrounds and RV Parks. For over 23 years, Martinez & Associates has represented both buyers and sellers to become the years, Martinez & Associates has represented both buyers and sellers to become the **preeminent** commercial brokerage firm in California. We have a **proven track record** of success that begins with a thorough understanding of our individual clients' goals and real estate needs.

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**.

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

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

VMA's FEATURED LISTING'S

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!

PINES SENIOR MHP



ADDRESS: 10530 WALKER DRIVE,
GRASS VALLEY, CA 95945

SPACES: 28 TOTAL SPACES

YEAR BUILT: -

LOT SIZE: 2.86 AC

PARK TYPE: ALL-AGE COMMUNITY

Contact Adrian Garcia
at 909 945 8878 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

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