

Manufactured Home Living

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MHOA EXECUTIVE MEETING,

MHOA's Membership Meeting was held on June 24, 2017 at the River. It was well attended. I am going to summarize the rest of this meeting because it is not old news, but just about the most important news you should hear about.

We now have the Secretary of State of Approval to carry on as a MHOA Executive Director Board!

I handed out new District Director Books at our Annual meeting and will be holding a training class very shortly. There you will all receive your District Director books along with the others for any new and all the other District Volunteers. You will be notified by e-mail, so please ensure I have your correct e-mails! Some of you are not responding and I need to know if you are in fact getting my e-mails.

District Directors will now be getting \$80 for the first 300 miles they travel or if less or more, \$.50 per mile. This will be for actual community visits presentations and Executive Membership Meetings.

The next Executive Board will be meeting probably the first part of August to discuss many new subjects, so if you have ideas, please e-mail the office at mhoaoffice@mhoa.net.

Many of you with e-mail addresses do not bother to check the web site as suggested for the latest MHL and Alerts. Please try to so.

**Attorney General's Office
800 Fifth Avenue Suite 2000
Seattle, WA 98104-3188
(206) 464-6684**

Manufactured Housing Dispute Resolution Program-RCW59.30
If you have questions about RCW59.20 or RCW59.30,
please call the AG's office at (206) 464-6684 or 1-866-2458
Copies of both laws can be obtained from the AG's office, the
MHOA Office, or at MHOA's website www.mhoa.net

www.atg.wa.gov/MHDR.aspx

One More Time - MOST IMPORTANTLY: Those who now want an MHL and have a computer can access it at our web site www.mhoa.net. Click on the “MHL” link, read and/or download and print out copies of the most current Newsletter. Those without a computer may call the office at (360) 373-2436 and request a copy. We will be more than happy to send you one by snail mail. Please share with your friends or community if possible.



SPONSORS

We have lost our long-time sponsor American Income Life (AIL). Your Accidental Death and Dismemberment Policy will no longer be effective as of the end of July. We are very sorry to see them go! Many thanks for their years of service. Please call Fran Christie at 1-877-531-5773 if you have any questions.

The following advertiser has been loyal customers to MHOA for many years. They have provided valuable services for everyone. We encourage you to contact and talk to them about their services.

Mountainside Financial—They offer Manufactured/Mobile Home financing and refinancing nationwide for owners of homes in parks and on land where the home and the land are financed separately. With sometimes as little as 5% down, you can own a manufactured home. Mountainside also offers home equity loans. You can borrow money against your home’s equity to pay off bills, do home improvements, or take the vacation of your dreams. Fixed rates, simple interest loans, no prepayment penalties, reduce your payment, shorten your payment. Check out their website at www.mountainsidefinancial.com or call them at 1-877-475-6852 for a “free Quote”.

Our newest Member is – Manufactured Home Specialist

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With over 30 years in the industry we do the job right the first time!

Re-leveling, Site Prep, Transporting your home, Painting, Decks, Skirting, Dry rot repair, Roofing repair, Siding, Flooring, Kitchen/Bath remodeling, Windows, Formica Countertops

We also manufacture and install The “Quake Safe” Foundation System

A Certified Earthquake Resistant Bracing System (ERBS)

Call and schedule a free quote today 1-866-726-5955.

P.O. Box 32

Graham, WA. 98338

NEWS

As of now, until the end of December 2017, if you recruit five new members into MHOA you will receive a year of free dues. Also, any new members whether you bring in five new members or you sign up individually your or their dues for the first year will only be \$15.00.

VOLUNTEERS – are still needed. We are reworking the Districts so they are smaller areas, so please consider becoming one.

BETTER YET - If you have a few minutes or are having a meeting please consider visiting some of your neighboring communities. You do not have to be a District Director to do this. It only takes a few moments to talk with or invite even one of them to one of your meetings. It is a wonderful way to pass on our information. If you need information or a visit for a presentation just call the office (360) 373-2436 and we'd be more than happy to assist you.

Report from the AG's Meeting with Stakeholders:

Included in these minutes is a Report courtesy of Jan Sylvester regarding the Stakeholders Meeting with the Attorney General Office on the Dispute Resolution Program which was held in late June.

MHDRP Staff: Leona Hill, Facilitator, Bradley Furer, Cynthia Lockridge (facilitator), Marc Worthy, and Shannon Smith. A new Director will be coming on in July.

To briefly recap the highlights of the discussion:

1. MHDRP Staff is aware of the shortcomings and certain processes have been revised. Message received loud and clear. We have been advised that changes are underway. (It will be our job to stay on top of things.)
2. Part of this, refining and improving efficiency of the intake process, began a year ago. It unfortunately, did not relieve the bog down in investigations. Or, in non-investigations, as the case may be - and the highly delayed administrative closure process.
3. It has been realized that issues surrounded both the investigative process and the violation prosecution end of things.
4. Additionally, another position has been added for investigations - and to split the attorney role - and the hiring process is underway.
5. A specific pending MHDRP case out of Everett proved to be representative of most (all) of the key issues when it comes to investigations. Much discussion here about lack of both timeliness and accountability - so if you wish additional details or have specific questions, please feel free to ask. As the MHC's age and infrastructure and key systems degrade, this issue becomes increasingly important. They say they are 'on it'.
6. Outreach: The lack thereof is acknowledged, and options to remedy include a possible mass mailing and multi-community seminars. They want us to turn to them with our specific needs. After July.

7. Landlord/Community Owner - Tenant/Homeowner discussions: Yes. The MHDRP is enthusiastically receptive to hosting any such discussions. They view it as being part of their responsibility and want to facilitate improved communication between all of us - them included.

Legislative Report: Judith White of the LAT.

Legislative Round-up-Manufactured/Mobile Home Owners

The Legislative Planning Group (LPG) is made up of members from AMHO and MHOA. This group meets regularly to discuss possible bill proposals that will benefit manufactured homeowners residing in the state's 1,600 manufactured housing communities, and to identify bills that are detrimental to homeowners. We strive to reach consensus and then determine strategies to support or oppose the various bills. We also look for opportunities to meet with the landlords' association (MHCW) to see if compromise positions are possible so that everyone gains something.

While the Legislature is currently in special session, it is safe to say that any bills related to the well-being of manufactured homeowners will have no further movement this year.

Without getting into too much detail, here is a brief synopsis of how we did this session – please note that there are various other bills, besides our top two priorities listed here, since of course we need to review the community owners' bills and any others that legislators present which may or may not be in the best interests of homeowners. AMHO and MHOA were in agreement on these Bills.

1. Opportunity to Purchase (HB 1798) – this bill encourages, but does not require, community owners who plan to sell their communities to sell to a non-profit housing agency. If the community owner chooses this route then they are exempt from paying the real estate excise tax on the sale – a win-win for everyone – the community is purchased by a non-profit that will maintain the community and keep rents affordable, and the landlord gets a fair price for the land and does not pay tax on the profit. Representative Joan McBride (48th District) is sponsoring this bill. HB 1798 was heard in House Judiciary but was not brought up for a vote in Executive Session. The community owners are opposed. We will work during the interim to move this along.
2. Longer Notice of Closure (HB 1514) current law requires a community owner to give a 12-months' notice of closure whenever they intend to change the use of the land but this is not nearly enough time for homeowners who need to consider where/if they can move their homes, as well as their families. Also, a home loses all its equity when the land under it is sold. We think that homeowners should be guaranteed at least three (3) years permanency in a manufactured housing community so that they get, at least, some return on their investment. Alternatively, if the community owner does not want to wait for three years, then they can opt for a shorter time provided they fully compensate all the homeowners in the community for the actual value of their homes prior to the closure notice being issued. Representative June Robinson (38th District) is sponsoring this bill. In Committee, this bill was amended to give homeowners 18-months' notice prior to the community closing. SHB 1514 passed out of the House with all the Democrats and 4 Republicans voting "Yeah". Unfortunately, Sen. Jan Angel (26th District) did not hold

- a hearing on this bill after it was referred to her Financial Institutions Committee.
3. Clarifying charges not included in rent (HB 1822) – this bill was sponsored by Representative Manweller (13th District). Homeowners in some communities are charged additional fees over and above their rent, for such things as repairs and maintenance. This bill requires community owners to provide written receipts and invoices regarding these additional charges if asked to do so by the homeowners. The bill was not brought up for a vote in the House Judiciary Committee.
 4. Relocation Assistance (HB 1884) – Was sponsored by Representative Cindy Ryu (32nd District). It would have expanded the number of homeowners who might benefit from relocation assistance and provide additional assistance for people with pit-set homes, but it did not require any additional funding or any funding from community owners to be included. We hope to be able to work with the community owners on this bill during the interim to develop something that is more equitable for all.
 5. Development of new manufactured housing communities outside of urban growth areas (SB 5615) – this bill, sponsored by Senator Sheldon (35th District) is from the community owners. While the bill purports to address the affordable housing crisis there is no actual language in the bill that requires community owners to deliver on this. In keeping with our efforts to preserve affordable housing options, we opposed the bill as written and advocated for safeguards such as a requirement that community owners provide longer-term security of tenure, and/or establish reasonable rent structures, and/or require the land to be zoned as a “manufactured housing community.”
 6. Removing just cause eviction (HB 1720) – the community owners have brought this bill in the past. It was sponsored this time by Representative Shea (4th District) and if passed would have allowed a community owner to evict a homeowner for no reason whatsoever. Bill did not make it out of the House Judiciary Committee.

Presentation by Bob Prucha, MHOA Executive Board Member from Vancouver, WA on AGING IN PLACE:

People living in a Manufactured Home or an Apartment desire to **AGE In PLACE**, but then one spouse passes away. They are living on Social Security and possibly a small pension. What are the Best Practices in dealing with this situation. Do we encourage homelessness, economic eviction, as our Senior longtime residents want to AGE in PLACE? Can RENT be frozen, so that they can continue in community? Bob reviewed what the potential cost would be to a landlord. Coming soon will be an updated with details discussing “*Aging in Place for Senior 55+*”. Bob used his community of 40 units 55+ in Vancouver, WA as an example. This is an issue that all stakeholders are interested in and we are committed to continue dialog on.

Announcements: MHOA along with the LAT and the AG’S Office will be hosting an Outreach Event in Whatcom Co. on July 11th, in the evening.

Respectively Submitted by Judith E. White,

Acting secretary on behalf of the board and Lifetime MHOA Member.



Happy Independence Day!



Fun in the Sun!!



Time to Learn!!

I hope all of you are enjoying a wonderful summer!

Leases are coming up for most!

A ONE YEAR LEASE

- Should be offered to a new tenant. RCW 59.20.050, RCE 59.20.090-Mutually Agreed Upon implies two people.
- Can be for more than ONE Year. RCW 59.20.50
- **Is automatically renewable.** RCW 59.20.050, RCW 59.20.090.
- Provides protection for rent stability for one year. Three months' notice for Rental increase applies. RCW 59.20.090
- Rules and Regulations are part & parcel. RCW 59.20.060

A MONTH-TO-MONTH LEASE

- **Can be changed at Tenants request,** in writing.
- Suitable for a Short-Term Tenant/or Military
- Three Months' notice of Rental increases applies RCW 59.20.090

Your lease should also contain other elements as set forth in the RCW 59.20. but the attempts here is to assist you in determining what is in your best interest in a One Year Lease or a Month-to-Month.

♥ Life is too short
to wake up with regrets.
Love the people who treat you right &
forget the ones who don't!
Believe that everything
happens for a reason.
If you get a chance - take it
If it changes your life - let it
Nobody said life would be easy
they just promised
it would be worth it ♥

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MHOA NEEDS YOU!



MHOA APPLICATION

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Manufactured Home Living included

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Address _____

City _____ St. _____ Zip _____

Phone _____ County _____

Name of Park _____

E-Mail address _____

MHOA

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Bremerton, WA 98310

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