

# THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



## Next Meeting

Saturday, Nov. 4 @ 1:30 pm

**Zoom Video Meeting**  
**Meeting ID: 853 1401 6861**  
**Password: 050533**

If you don't already have Zoom installed on your device you can click this link: [Zoom Download](#) to download the client.

to connect by:

**Computer, Tablet or Smartphone**

click on the following link:

[Zoom Meeting: Nov. 4](#)

when prompted enter the password: 050533

to connect by:

**Telephone**

Dial: 669-900-9128, when prompted, enter the Meeting ID: 853 1401 6861 and Password: 050533.  
 During the meeting dial:  
 \*6 - to mute or unmute  
 \*9 - if you wish to speak

## President's Message

SCMOA hopes you all have a happy and joyous holiday season, stay warm and healthy in your homes; and if you are traveling, we wish you safe journeys.

Please DO NOT RENEW your SCMOA Membership until further notice. No one's membership will expire until we send out notices asking for your support again.

I think we can aptly name this year "The Year of Mobile Home Ordinance Updates"! It began last year with the the Santa Rosa MOA leading the way by persuading their City Council to lower rent control percentages. Next came the Town of Windsor, influenced by their concerned MHP residents. The momentum continued, as Petaluma and Sebastopol MHP residents organized to sway their City Councils to action. With Rohnert Park and the city of Sonoma already having lower rent control percentages in their ordinances, the Sonoma County Board of Supervisors continued the trend for the 67 MHPs of unincorporated Sonoma County, with the encouragement of a small group of determined MHP residents. Now all eyes are on Cotati and Healdsburg to keep pace with all the others.

Here is a summary of all ten rent control jurisdictions in the county, with in-place transfer percentage, i.e., Vacancy Control=VC%.

**Sebastopol:** 3% or 75% CPI, VC=10%

**Petaluma:** 4% or 70% CPI, VC=0%.

**Unincorporated County:** 4% or 70% CPI, VC=5%

**Santa Rosa:** 4% or 70% of August CPI, VC=10%

**Rohnert Park:** 4% or 100% CPI minus 0.5%, VC=0%.

**Windsor:** 4% or 75% CPI, VC=15%

**City of Sonoma:** 5% or 80% CPI, VC=5%.

**Cotati and Healdsburg:** 6% or 100% CPI, VC=0%.

**Cloverdale:** Determined by their Rent Control Board; VC=one-time charge <= 10% of base rent.

At our November 4th meeting we will give an update on the 2023 GSMOL legislation, look at the latest trend in the SF CPI, form a Nominating Committee for the 2024/2025 SCMOA Board election, take questions on any of the rent control ordinance updates in the county, and take any reports from parks around the County.

For the convenience of many, we shall continue to meet using Zoom. Our 4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café is scheduled to return in January 2024.

Thank You and take care.

~ Dan J Drummond, SCMOA President

## VICTORY FOR MOBILEHOME OWNERS!

The Sonoma County Board of Supervisors voted unanimously Tuesday to bring rent control for mobile home parks in the unincorporated county into line with neighboring jurisdictions.

The county moved to limit rent hikes to 70% of the CPI or 4% of the rent, whichever is less.

It's the first time the county has updated its 1992 mobile home ordinance in 25 years. The move has significant impact given the unincorporated county's 67 mobile home parks, which account for almost 40% of Sonoma County's parks.



Mark Able, a Sonoma County Mobilehome Owners Association member, argued persuasively for a reduction of the annual rent increase to 4% or 70% of the CPI, whichever was less. Margret DeMatteo, Housing Policy Attorney for Sonoma County Legal Aid led off her testimony by stating: "Mobile homes are the last naturally existing affordable housing within Sonoma County. With back-to-back years of the highest rent increases in decades, the damage to seniors and working families living within the margins may be lasting." Her policy work has been integral in lowering annual space rent increases throughout the county.

Park owners argued, however, that the increased costs of maintaining aging infrastructure as well as rising expenses, such as skyrocketing insurance costs, are already limiting their returns. The proposed changes, they said, could make parks unsustainable and risk the unintended consequence of further loss of limited affordable housing stock in the county if they're forced to close. Park owners spoke in favor of allowing in-place transfer fees, a rent increase by a certain amount when a mobile home on-site is sold.

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The SCMOA Report  
Is published quarterly by  
THE SONOMA COUNTY  
MOBILEHOME OWNERS'  
ASSOCIATION, INC.  
Phone (707) 696-5077

### BOARD OF DIRECTORS

- PRESIDENT:  
Dan Drummond .....(707) 696-5077
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John Kyle .....(415) 341-2463
- SECRETARY:  
Ann Colichidas.....(415) 902-7690
- TREASURER:  
Position Vacant .....
- Trustee:  
Robert Bruce.....(650) 678-4122

### PARK REPRESENTATIVES

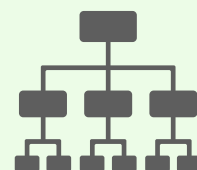
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### MEMBERSHIP COMMITTEE

- Dan Drummond .....(707) 696-5077

### EDITOR

- John Kyle .....(415) 341-2463



Redwood Credit Union  
Financial Statement  
June 30, 2023

Business Checking

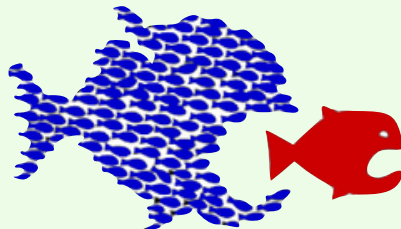
Ending Balance 6/30/2023	10,651.56
Beginning Balance 7/1/2023	10,651.56
Transfers to Legal (MM)	(60.00)
Deposits Dues & Legal	160.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage/Office Supplies	0.00
2023 CARA Dues	0.00
Office Supplies	0.00
Bank Fees	0.00
Returned Dues Check	0.00
GSMOL 60th Birthday	0.00
Ending Balance 9/30/2023	10,751.56

Money Market (Legal)

Ending Balance 6/30/2023	5,551.32
Beginning Balance 7/1/2023	5,551.32
Legal Donations	60.00
Dividends	12.76
Transfer to Checking	0.00
Ending Balance 9/30/2023	5,624.08

Business Share

Ending Balance 6/30/2023	106.21
Beginning Balance 7/1/2023	106.21
Dividends	0.04
Ending Balance 9/30/2023	106.25



**MINUTES, SCMOA MEETING via Zoom® 8/5//23**

Call to Order  
Meeting recording will begin at 1:30 pm  
Pledge to Flag  
Presidents Greeting  
Meeting Minutes 5/6/2023 seconded & approved  
Treasurer's & Membership Reports accepted & filed

Agenda:

1. OPEN MIC: Park reports from members and guests  
Report of pass-through attempt at Pueblo Serena
2. Installation of SCMOA 2023/2024 Officers  
Dan Drummond, President, John Kyle, Vice President & Interim Treasurer
3. Review GSMOL 2023 legislation  
MRLPP Renewal, Water Fee Limits, M H Rent Cap
4. SF CPI % for June 2023 – 2.9%
5. Review of County and Local RSO ordinances  
Discussion of County Ordinance revision
7. Committee Reports: None
8. New Business: None

Announcements:

4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café: Friday Oct 27, 2023 @ 11:45 am  
Next SCMOA Board meeting: Mon Oct 16, 2023 @ 4:30 pm  
Next Membership meeting: Sat Nov 4, 2023 @ 1:30 pm  
California Alliance for Retired Americans (CARA)  
SCMOA online history <https://tinyurl.com/SCMOA-History>  
(Download video files before watching for best viewing) e  
Motion to Adjourn @ 3:00p

In Attendance: SCMOA Board: Dan, and Members: David, Roberta, Dick, Marilyn, Kitty, Chris, Mark Pam, Daniel, Roger, Vivian, Ichri, Margret and Susan via Zoom®

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Sonoma County CDC staff recommended a 10% allowable increase, but supervisors ultimately went with 5% with Supervisor David Rabbitt expressing reservations based on potential long-term effects on mobile home park sustainability.

The updated ordinance will also require all written notices to residents be provided in both English and Spanish. It will be up for a second reading on Nov. 7, and if approved, will go into effect on Dec. 7.

Supervisors additionally directed staff to research options for a registry of mobile home spaces, since, without it, data collection and community engagement has been difficult.



### MRLPP Extended

The Governor has signed Assembly Bill 318 (Addis) which extends the much-needed Mobilehome Residency Law Protection Program for an additional three years.

"I'm proud that the Governor doubled down on California's commitment to a critical and popular program for residents who have encountered violations in their parks," Addis said. "AB 318 will allow this program to move forward so a vulnerable and often-ignored population of Californians keeps their right to seek justice."

In 2018, California established the Mobilehome Residency Law Protection Program (MRLPP), a complaints and oversight process to safeguard vulnerable mobilehome homeowners. The newest updates to the program under AB 318 will increase the number of residents the state can assist, to include seniors, working families, veterans, and other community members on fixed incomes.

AB 318 will take effect on January 1, 2024.



### Mobilehome Owner's Lunch

4th Friday of every month:  
 The next meeting will be on Aug 25th @  
 The Boulevard Café  
 1096 Petaluma Blvd. N.  
 Meeting starts at Noon  
 Come earlier to find a seat, network, and eat.  
 \$3.00 Donation

[or Click this link to attend via Zoom®](#)

Last 2023 Meeting: Oct 27  
 Meetings resume in 2024 via Zoom® Jan. 26 and in-person Feb. 23

Please Click Image Below For Sonoma County Vaccine Information



Meeting Agenda: Saturday, November 4, 2023

Call to Order: Meeting recording will begin at 1:30 pm

Pledge to Flag

Presidents Greeting

Meeting Minutes

Treasurer Report

Topics

1. OPEN MIC: Park reports from members and guests
2. Results of GSMOL 2023 legislation
3. SF CPI % for August 2023 – 3.4%
4. Local ordinance updates
5. Nominating Committee for 2024 SCMOA Board
6. SCMOA Committee reports

Announcements

- 4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café is scheduled to return on [Zoom® Jan 26, 2024](#).
- Next SCMOA Board meeting: Monday Jan 15, 2024 @ 4:30 pm
- Next Membership meeting: Saturday Feb 3, 2024 @ 1:30 pm
- California Alliance for Retired Americans (CARA)
- SCMOA online history <https://tinyurl.com/SCMOA-History>  
(Download video files before watching for best viewing experience.)

Adjournment

***Thank you, Barber Insurance Agency!***  
***...for the ongoing complimentary printing of this newsletter.***

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**Sonoma County Mobilehome Owners' Assn. Inc.**  
Protecting our Rights and Lifestyle

**We are here to support you. Please join us!**

This year more than ever, your membership can help turn the tides toward the preservation of our manufactured home communities. *With communication, education, and integrity we want you to know ...we're working on your behalf.*

- ★ Actively listen to homeowner issues
- ★ Work to help pass protective legislation
- ★ Advocate for your needs with local government
- ★ Provide perspectives on MHPs in Sonoma County
- ★ Help residents confronting unreasonable fee and rent increases or park conversion



*Membership meetings are held quarterly on the first Saturday of February, May, August, and November at different parks around the County. Please visit our website SCMOA.org for more information. As a regional coalition, we promote the goals of the Golden State Manufactured-Home Owners League (GSMOL).*

*Our increased unity at local and state levels has attracted the support of powerful allies such as AARP, NAACP, Council on Aging and CA Association of Cities.*

*Please call Dan at 707-696-5077  
if you have any questions.*

***Move forward with us!***

Send your completed application to our Treasurer at  
**SCMOA, 14 Hacienda Dr., Sonoma CA 95476**

**Sonoma County Mobilehome Owners' Assn. Inc.**  
**Membership Application**

*Name:* \_\_\_\_\_ *Park:* \_\_\_\_\_

*Address:* \_\_\_\_\_

*\* Email:* \_\_\_\_\_ *Phone:* \_\_\_\_\_

*\* Your email address is required for timely communications and to reduce postal expenses.*

∞ Thank You ∞