

THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



Next Meeting

Saturday, Aug. 1 @ 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:
[August 1 Zoom Meeting](#)
 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

Presidents' Messages

Having served as SCMOA Vice President since 2018, as of August 1st, I'll begin my term as chairperson of the Board as we enter the next chapter of SCMOA's history. A history that reaches back to 1988, when our founders began the battle to establish rent stabilization ordinances throughout the County.

My first order of business is to thank the outgoing Board members for their years of volunteer service to the organization. Since 2016, President Richard Shames, Secretary Karilee Shames, and Treasurer Diana Wright have been steering SCMOA back to where we are today. Under their guidance SCMOA's suspended legal status with the state was reinstated; new committees for Education, Organization, Communication, and Legislation were formed; the SCMOA website was reestablished; the SCMOA Report newsletter format and distribution were updated; and our financial reserves have more than doubled. We owe them a debt of gratitude for keeping the vision of SCMOA's founders alive and well into 2020.

Next, I want to thank the incoming Board members, Vice President John Kyle, Secretary Linda Bruce, and Treasurer Randy Smith for volunteering their time and efforts as we learn to cope with the pandemic that has beset our world. I also want to thank Bob Bruce, who's returning for a second year as our Trustee, Donna Eccles our Education committee chair, and our website manager Zuniga for their continued support. I look forward to serving with all of you.

Since the County Health Order limitations on gatherings continues to be in effect, we will continue to hold our meetings in a remote manner. The August 1st Membership meeting will be held using the Zoom conferencing platform. I hope you will join the meeting and share how your MHP is coping during the pandemic.

Dan Drummond, SCMOA President Elect

It has been my distinct honor and pleasure to serve as your President for these last four years. I'd like to thank each and every SCMOA member for their support and participation in the cause. Going forward, you have my kindest regards and best wishes. Helping to protect the rights of mobile homeowners is an ongoing job. Today we have a fine new set of officers to help lead that effort. Let us ALL now continue our involvement, so that together we can continue making a difference.

Rich Shames, SCMOA President

MRLPP (Mobilehome Residency Law Protection Program)

The California Department of Housing and Community Development (HCD) is pleased to announce the Mobilehome Assistance Center is now accepting complaints from mobilehome/manufactured homeowners for issues within mobilehome parks related to Mobilehome Residency Law violations.

Who can submit a complaint?

Any mobilehome/manufactured homeowner who lives in a mobilehome park.

What types of complaints can be submitted for consideration?

Any complaints for issues within mobilehome parks related to Mobilehome Residency Law violations (California Civil Code). Common violations include illegal grounds for eviction, failure to provide proper notice of rent increases, or no written rental agreement between the park and mobilehome owner.



How does a mobilehome homeowner submit their complaint?

Complaints must be submitted to HCD. HCD provides help to resolve and coordinate resolution of the most-severe alleged violations of the Mobilehome Residency Law. For instructions, go to the link below for HCD's MRLPP page.

Please note: HCD is prohibited from arbitrating, mediating, negotiating, or providing legal advice in connection with mobilehome park rent disputes, lease or rental agreements, or disputes arising from rental or lease agreements.

How long will the program last?

The Mobilehome Residency Law Protection Program is a limited-term program that begins July 1, 2020 and ends January 1, 2024.

Click on the following links for more information:

[HCD's MRLPP Page](#)

[10 Things You Need to Know About the MRLPP](#)

[MRLPP Complaint Form](#) (Downloadable PDF)

[Telephone Townhall on the MRLPP](#)

Roger Johnson, MRLPP Implementation Team Chair
(Notes by Carol Brinkman, GSMOL LAT Chair)

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

BOARD OF DIRECTORS

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John Kyle(415) 341-2463
SECRETARY:
Linda Bruce(650) 678-4121
TREASURER:
Randy Smith(707) 769-9677
TRUSTEE:
Robert Bruce.....(650) 678-4122

PARK REPRESENTATIVES

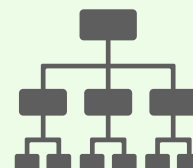
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SONOMA OAKS
Brenda Bowman(707) 996-2794

MEMBERSHIP COMMITTEE

Diana Wright(707) 623-9202

EDITOR

John Kyle(415) 341-2463



Redwood Credit Union
Financial Statement
June 30, 2020

Business Checking

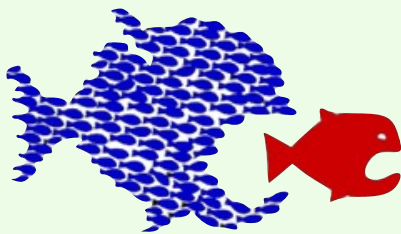
Ending Balance 3/31/20	10,060.81
Beginning Balance 4/1/20	10,060.81
Money Market Transfers	0.00
Dues Deposits	490.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage	0.00
Office Supplies	0.00
Education Comm. Expenses	0.00
CARA Affiliation Fee	0.00
NSF Check	0.00
Website Maintenance	0.00
Ending Balance 6/30/20	10,590.81

Money Market (Legal)

Ending Balance 3/31/20	4,571.19
Beginning Balance 4/1/20	4,571.19
Legal Donations	165.00
Dividends	6.04
Transfer to Checking	0.00
Ending Balance 6/30/20	4,742.23

Business Share

Ending Balance 3/31/20	105.81
Beginning Balance 4/1/20	105.81
Dividends	0.03
Ending Balance 6/30/20	105.81



MINUTES - SCMOA MEETING 5/2/20
Held by phone due to corona virus

Meeting called to order at 1:35 pm

Present: All current officers plus 11 members

Pledge to flag

Presidents greeting - outgoing President Rich Shames reminded us all to take good care of our self and each other during this time

Minutes approved as presented, no objections.

Treasurer's Report approved as presented, no objections

Committee Reports - Regional Conference. Ann Colichidas gave us a brief overview of the recent successful GSMOL Regional Conference, attended by many SCMOA members. Good job team

Old Business - SoCo Ordinance Update is moving slowly, eventually we will be able to review copy for recommendations. SCMOA has agreed to pay up to \$2000 for attorney Will Constantine to review our ordinance and make suggestions.

New Business - Election of Officers

The Election Committee submitted the following slate of officers for our election:

- President: Dan Drummond - Brookwood, Santa Rosa
- Vice President: John Kyle - Pueblo Serena, Sonoma
- Secretary: Linda Bruce - Pueblo Serena, Sonoma
- Treasurer: Randy Smith - Leisure Lake Village, Petaluma
- Trustee: Robert Bruce - Pueblo Serena, Sonoma

Each position was voted on, and approved, each candidate welcomed to our Board of Directors with no candidates offered from the floor.

Meeting adjourned at 2:33 pm

Respectfully submitted;
Karilee Shames SCMOA Secretary

Park Closure in the Springs

Milestone Housing Group LLC has proposed a potential housing project for 177 Siesta Way, now the site of The Oaks mobile home park and an adjacent lot. Milestone’s goal is a 92-unit senior housing complex serving residents making 60% or less of the area median income.

The county Board of Zoning Adjustments (BZA) recently approved a use permit to relocate tenants from The Oaks. Next, Milestone will apply for tax credit financing. If Milestone does not get the fire money, which would pay for the whole project and not cost the county anything, they will pursue alternate funding.

Only when funding is secured, and after a formal project is submitted, reviewed, and entitled will the relocation permit become active. Tenants will have six months to leave. The relocation use permit will not transfer to the mobile home park owner if the project does not work out.

Mobile home and affordable housing advocates including Richard Shames, SCMOA President gave testimony that the relocation permitting process was rushed, lacked adequate notice, and put tenants at unnecessary risk for high rents, future homelessness, and Covid-19.

The decision presented a “trolley problem” ethical dilemma, where the BZA decided to sacrifice the few for the many. This also appears as a heavy-handed urban renewal job: poor people get moved out, while other wealthier valley areas were never considered as possible locations.

Terms are that the 12 mobile home park tenants, 9 renters, and 3 mobile home owners will get 3.5 years of housing cost assistance & moving expenses. They will not pay more than they do now for 3.5 years, then market rate pricing takes over. The BZA and the developer were impressed by public comments illustrating the vulnerability of the tenants, and gave further assurances to track the fate of these people over the 3.5 years, and to make every effort to place them in current, deed-restricted Affordable Housing.

The valley could use 92 units of senior Affordable Housing. This would clearly be a public good. If Milestone gets to that stage, expect major neighbor pushback over traffic, parking, congestion, and other NIMBY issues.

This all points to the haphazard and inequitable way housing development unfolds in Sonoma Valley. The Springs ends up being the dumping ground, (with 400 current and possible Affordable Housing units versus 48 in Altamira Apts. for the city.) For the 38,000 people in a unified population of the lower Sonoma Valley, there is a municipally divided and unfair planning ground.

Generation Housing and Sustainable Sonoma have checklists used to assess whether they will support a housing project. Greenbelt Alliance also has a checklist. We’ll see if 92 units at 60% AMI-and-below rents cuts the cake for much needed social equity here in Sonoma Valley.

Bob Fleak’s Mobilehome Owner’s Lunch

Suspended due to COVID-19
Bob will keep us informed
when they resume



SCMOA Membership Report

Month	New	Renew
April		4
May	2	38
June		9

Active Members	286
Inactive Members	0

Expiration Notices	17
Archived Status	18

Renewal Notices Sent:
Apr-10, May-15, Jun-5

SONOMA COUNTY MOBILEHOME OWNERS ASSOCIATION, INC.

USE THIS FORM ONLY IF YOU ARE A NEW MEMBER, OR ARE DUE TO RENEW NOW.
TIME TO RENEW? CHECK THE "DUE BY" DATE ON YOUR MAILING LABEL IN THIS NEWSLETTER.

NEW MEMBERSHIP APPLICATION RENEWAL

NAME _____ PHONE _____

ADDRESS _____

CITY, STATE, ZIP _____

PARK _____

CHECK TOTAL \$ _____ DUES \$ _____ LEGAL FUND \$ _____

EMAIL ADDRESS _____

Dues are \$10 per household for 12 months.
Send your check payable to SCMOA, along with this completed form, to:

SCMOA, 300 Stony Point Rd, Space 220, Petaluma, CA 94952



Do not allow this to be your last newsletter

If your membership is about to expire, please renew before **Sept. 6, 2020** to receive the next issue of the **SCMOA Report**.

Your expiration date is shown above your name on the address label of this newsletter.



If your label shows you to be due either now or soon, we urge you to renew your membership in SCMOA, using the above form. We need your support for the important work that SCMOA will be doing to help fight attempts to convert our manufactured homes to condos, remove rent control, and to restore effective local planning controls.

If dues remain unpaid, we will have to remove you from our active membership list. We hope you will continue to support our collective efforts to protect our communities!

We look forward to hearing from you!

**Sonoma County MobileHome
Owners' Association, Inc.**

300 Stony Point Rd - Space 220
Petaluma, CA 94952
Address service requested.

Your membership expiration date
is on the address label



**Next General Meeting Sat,
November 7 @ 1:30p
Zoom Video**

Meeting Code: 853 1401 6861
Password: 050533

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

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