

MHOAA

Manufactured Home Owners Association of America

A National Publication for Manufactured Home Owners by Manufactured Home Owners

The New, A Review, and Moving Forward

www.mhoaa.us

January 2009

MHOAA – I'M HOME

A Success

During the first week of October 2008 manufactured homeowners traveled to the state of Minnesota to attend an event described as extremely successful. The combined conventions of the Manufactured Home Owners Association of America (MHOAA) and the Corporation For Enterprise Development (CFED) had the many people that attended leaving Minnesota knowing it was worth their travel and time,

Representatives from approximately 25 different states reflected homeowners and manufactured housing related organizations from though out our nation. Everyone returned home with a wealth of information and new connections to aid in the quest of helping manufactured homeowners in their state.

Communicate! Educate! Legislate! Celebrate!

These words were echoed threw out the hallways of the hotel where the conventions took place.

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**Is it time to renew your membership dues?
It is important you renew allowing MHOAA
to continue with our shared goals.**

Department of Housing and Urban Development (HUD)

Manufactured Housing and Standards Consensus Committee

In December of 2000 former President Bill Clinton signed into law the Manufactured Housing Improvement Act. With this act came a 21 member consensus committee. The committee is divided into three categories: 7 manufacturers and retailers, 7 consumers and 7 general interest. There is also one non-voting member to represent HUD. This committee provides the Secretary of HUD with recommendations for revisions and interpretations of the standards and procedural enforcement regulations.

HUD puts in place standards and regulations that pertain to the manufactured housing market. Procedures such as a dispute board to deal with issues regarding defects in the home or installation are addressed by the consensus committee. Addressed by the committee is upgrading of safety issues involving how the home is built, natural weather disaster issues, and enforcement of requirements put in place. It is from this program that each state will have a model of guidelines.

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A Letter From Our President - Lois Parris

Dear Fellow Homeowners,

You will notice some changes to the MHOAA board of directors this year allowing our organization to move forward towards our shared goals. MHOAA directors are not new to our issues and bring with them the leadership and personal expertise that is needed to vigorously work towards allowing an improved and secure life for manufactured home owners nation wide.

Your Board of Directors has been exceptionally busy in the past few months continuing to work on issues that will allow our national association to remain strong and informative. We have formed several committees that are working to ensure this happen.

Committees include:

Bylaws Committee: Kylin Parks, Linda Hanson, and Terry Nelson They will be working on reviewing our bylaws. We know there is language in the bylaws that need changing/updating and in some cases allowing more clarity. Any changes will be presented to membership for a vote at the annual MHOAA meeting in October 2009 for your review.

Convention Committee: Kylin Parks and Tim Sheahan They have been gathering information and working to organize our next annual convention which will be held in Washington State on October 8th and 9th, 2009. Save the dates!!!

Newsletter Committee: Terry Nelson, Sandy Boone and Dave Anderson This committee would like to extend an invitation for all our readers to send in articles for this publication. I know we all experience the same concerns and issues when it comes to getting articles for our news letters. Everyone desires to see a news letter that continues to inform and stay on top of issues. This means we need to receive YOUR news and stories.

Web Site Committee: Peter Ferris, Russ McPherson and Steve Anderson The committee will be looking into enhancing our web site in several areas. One area being continued updated information on the website. MHOAA will look forward to hearing from everyone with information that will keep our website current. An example is state or local legislation you might be working on. We also have advertising space available on the web site.

Meet Your MHOAA Board Directors

MHOAA would like to let you know more about our Board members. While some may be new to the Board, they are not new to our issues. We will continue with more introductions in future publications. Our board members thank you for allowing us to represent you and look forward to working with homeowners' nation wide.

Lois Parris, President of MHOAA, and board member for six year, resides in a resident owned community located in Belmont, New Hampshire. She has served on their board of directors for the past 8 years. Lois has lived in her community for 25 years. Lois has served on the state homeowner's association board of New Hampshire (MOTA) for 11 years and is also president of this board. She has worked toward many accomplishments in her state that include improving state laws adding protections for homeowners regarding community closures and sales, unfair lease rules, and is a wonderful source of information and support for those living in manufactured home communities. Lois also serves on the board of directors for the New Hampshire Community Loan Fund and ROC USA. One a personal note, she has worked for the same law firm for 25 years and enjoys spending time with her many grandchildren.

Secretary Russ McPherson married is to his wife, Lois, in 1956. They live in Twin Oaks II in Olmsted Twp., Ohio. They met at what is now Malone University in Canton, Ohio. They have 3 children, 5 grandchildren and a great grandchild. He retired from Sysco Food Service where he was in sales. In addition to sales, he has many years of management and organizing experience. Russ and his wife have lived in their manufactured home for 12 years. He is President of their local homeowners association and vice-president of the Ohio State Homeowners Association (AMHRO). His wife, Lois, is secretary for both organizations. They both have a desire to see the standard of manufactured home living raised and to see manufactured homes become the "home of choice."

Tim Sheahan was born and raised near Spokane, Washington and in 1995 moved into a manufactured housing community in San Marcos California, near San Diego. In 1996, he became involved in homeowner advocacy, initially as Vice President of his community Homeowner Association and subsequently as a leader with several advocacy groups. Tim currently serves as First Vice-President of MHOAA, President of Golden State Manufactured-home Owners League (GSMOL) in California, Vice President of a San Marcos MHO coalition, Board member of a San Diego County MHO coalition, as well as recently being named to the HUD Consensus Committee for Manufactured Housing.

Who is the 111th Congress of the United States?

This report presents a profile of the membership of the 111th Congress. Statistical information is included on selected characteristics of Members, including data on party affiliation, average age and length of service, occupation, religious affiliation, gender, ethnicity, foreign births, and military service.

Currently, in the House of Representatives, there are 262 Democrats (including five Delegates and the Resident Commissioner) and 178 Republicans. The Senate has 55 Democrats; two Independents, who caucus with the Democrats; and 41 Republicans. There are two Senate vacancies and one House vacancy at the time this report is being sent to you.

The average age of Members of both Houses of Congress at the convening of the 111th Congress is 58.2 years; of Members of the House, 57.0 years; and of Senators, 63.1 years. The overwhelming majority of Members has a college education. The dominant professions of Members are public service/politics, business, and law. Protestants collectively constitute the majority religious affiliation of Members. Roman Catholics account for the largest single religious denomination and numerous other affiliations are represented.

The average length of service for Representatives at the beginning of the 111th Congress is 11.0 years (5.5 terms); for Senators 12.9 years (2.2 terms).

A record number of 95 women serve in the 111th Congress: 78 in the House, 17 in the Senate. There are 41 African American Members of the House and none in the Senate. This number includes two Delegates. There are 31 Hispanic or Latino Members serving: 28 in the House, including the Resident Commissioner, and three in the Senate. Eleven Members (seven Representatives, two Delegates, and two Senators) are Asian or Native Hawaiian/other Pacific Islander. The only American Indian (Native American) serves in the House.

Congress is composed of 541 individuals from the 50 states, the District of Columbia, Puerto Rico, Guam, the U.S. Virgin Islands, American Samoa, and the Northern Mariana Islands. This count assumes that no seat is temporarily vacant.

In the 111th Congress, the current party alignments are 262 Democrats in the House of Representatives (including five Delegates and the Resident Commissioner) and 178 Republicans. The Senate has 55 Democrats; two Independents, who caucus with the Democrats and 41 Republicans.

The average age of Members of the 111th Congress is among the highest of any Congress in recent U.S. history. The average age of Senators at the beginning of the 111th Congress is 63.1 years, approximately 1.5 years greater than that of the 110th Congress (61.7 years) and three years older than that of Senators in the 109th Congress (60.1 years).

The average age of Members of the House, including Delegates and the Resident Commissioner, is 57.0 years, over a year older than that of Representatives in the 110th Congress (55.9 years) and almost two years older than that of Representatives in the 109th Congress (55.1 years). The average age of all Members in both Houses is 58.2 years.

The average age of the new Members of the House, including a Delegate and the Resident Commissioner is 49.7 years. The average age of new Senators is 57.1 years. The U.S. Constitution requires Representatives to be at least 25 years old when they take office. The youngest Representative, as well as youngest Member of Congress, is Aaron Schock (R-IL), 27. The oldest Representative is Ralph Hall (R-TX), 85.

According to *CQ Today*, law is the dominant declared profession of Senators, followed by public service/politics; for Representatives, public service/politics is first, followed by business and law.

Who is the 111th Congress of the United States?

Congress also shows:

- 16 medical doctors (including a psychiatrist), two dentists, three nurses, two veterinarians, a psychologist, an optometrist, a clinical dietician, and a pharmacist;
- four ministers;
- 38 mayors, 13 state governors, ten lieutenant governors (including two Delegates), two state first ladies and one territorial first lady
- 3 Cabinet secretaries, one Secretary of the Navy, a vice admiral in the Navy, a Deputy Assistant Secretary of State, a Defense Department counter terrorist consultant, an ambassador, three state supreme court justices, and a federal judge
- at least 112 congressional staffers (including 9 congressional pages), 13 White House staffers or fellows, and several executive branch employees
- a parliamentary aide in the British House of Commons and a foreign service officer
- 5 Peace Corps volunteers
- 4 sheriffs, a deputy sheriff, four police officers (including a Capitol policeman), two state troopers, two probation officers, a volunteer fireman, a FBI agent, and a former border patrol chief
- 3 physicists, one chemist, six engineers including a biomedical engineer, and one microbiologist;
- 1 radio talk show host, a radio/television broadcaster, a radio broadcaster, a radio newscaster, a television reporter, and a television commentator
- 5 accountants
- an astronaut, a naval aviator, the commander of an aircraft carrier battle group, an instructor at West Point, and a pilot of Marine One (the President's helicopter)
- 2 professional musicians, a semi-professional musician, a screenwriter, a documentary film maker, a major league baseball player, and an NFL football player
- 3 organic farmers, 3 ranchers, 2 vintners, and a fruit orchard worker
- a driving instructor, a cosmetic sales woman, a mountain guide, and a ski instructor
- a casino dealer, a night watchman, and a prison guard
- 3 carpenters, 2 bank tellers, a furniture salesman, an ironworker, an auto worker, a clothing factory worker, a textile worker, an oil field worker, a mortician, a coroner, a waitress, a teamster member/dairy worker, a paper mill worker, a cement plant worker, a meat cutter, a shellfish specialist, a river boat captain, a taxicab driver, an auctioneer, a toll booth collector, and a hotel clerk.
- A record number of 95 women serve in the 111th Congress, 78 serve in the House and 17 in the Senate. Of the 78 women in the House, 61 are Democrats, including 3 Delegates, and 17 are Republicans. Of the 17 women serving in the Senate, 13 are Democrats and 4 are Republicans.
- Most Members of the 111th Congress cite a specific religious affiliation. Protestants (Episcopalians, Methodists, Baptists, Presbyterians, and others) collectively constitute the majority religious affiliation of Members. Roman Catholics account for the largest single religious denomination. Other affiliations include Greek Orthodox, Jewish, Christian Scientist, Quaker, and The Church of Jesus Christ of Latter-Day Saints (Mormon). There are two Buddhists and two Muslims in the House.
- In the 111th Congress there are 121 Members who have served in the military, five less than in the 110th Congress. The House has 96 veterans (including two Delegates); the Senate 25. These Members served in World War II, the Korean War, the Vietnam War, the Persian Gulf War, Afghanistan, Iraq, and Kosovo, as well as during times of peace.
- There are 41 African American Members, all serving in the House. All are Democrats, including two Delegates. Fourteen African American women, including two Delegates, serve in the House.
- There are a record number of 31 Hispanic or Latino Members of the 111th Congress, one more than the record number who served in the 109th and 110th Congresses. Twenty-eight serve in the House and three in the Senate. Of the Members of the House, 22 are Democrats (including one Delegate), three are Republicans, and seven are women. The Hispanic Senators include two Democrats and one Republican. All are male.
- A record eleven Members of the 111th Congress are of Asian or Native Hawaiian/other Pacific Island heritage. Nine (seven Democrats, two Republicans) serve in the House; two (both Democrats) serve in the Senate. Of those serving in the House, two are Delegates and one is an African American Member with Filipino heritage. Included in this count is the first Vietnamese American to serve in Congress.
- There is one American Indian (Native American) who is a Republican Member of the House.
- Twelve Representatives and one Senator were born outside the United States. Their places of birth includes Cuba, Mexico, Taiwan, Japan, Pakistan, Peru, Canada, Vietnam, and the Netherlands.

I'M Home Corporation For Enterprise Development (CFED)

Scholarships were awarded to MHOAA directors by CFED to pay for the costs that came with attending the two day convention hosted by the state of Minnesota in the first week of October. MHOAA directors were able to meet with other manufactured homeowner representatives and related organizations from throughout our nation.

I'M Home

The Corporation For Enterprise Development (CFED) is a non-profit organization made up of more than 50 national, state, and local organizations that have interests in the manufactured housing market in many forms. The two day convention was presented by a subsidiary of CFED named I'm Home. National partners in the I'm Home organization include the Ford Foundation, ROCusa (Resident Owned Communities), Fannie Mae, Neighbor Works, and Opportunity Finance Network. This event brought together over 90 people who have unique expertise and resources to address manufactured homeowner concerns, issues, and goals.

The well attended two day agenda had many workshops and breakout sessions. It started with updates from CFED, Fannie Mae, and ROCusa. State and federal manufactured housing policy brought forth discussions with Carolyn Carter (National Consumer Law Center) and highlights from the states of Washington, Utah, and Delaware. Roundtable discussions included: Issues for Legal Advocates, Organizational Development in Resident Owned Communities, Building a Manufactured Housing Coalition, Manufactured Housing Development, Identifying New Policy Tools, and Single-Family Mortgage Financing.

Communicate! Educate! Legislate! Celebrate!

Manufactured Home Owners Association of America (MHOAA)

The end of the second night included a reception for those staying and new participants to begin the next convention organized by the Manufactured Home Owners Association of America (MHOAA). The MHOAA organization is made up of volunteer leadership representatives that have a state manufactured homeowner's organization. Scholarships were given to two people from each state that is a member of MHOAA to pay the costs of attending. This led to another well attended event with many workshops and breakout sessions geared towards the manufactured homeowner. Leadership from over 25 different states attended to meet and discuss state and backdoor issues. The convention ended with an abundance of information and connections for leadership and others to bring home to their state.

Workshops and round table discussion included: Event Based Fundraising, Membership Growth and Retention, Leadership Roles, Organizing, Legislative Success, Resident Owned Communities, Addressing Fear of Harassment and Retaliation, Dispute Resolution, HUD Overview, Legal Strategies, Grant Writing, Building Strong State Manufactured Homeowner Associations, and Media Basics and Strategies. Minnesota State Senator John Marty, Chair of the Minnesota Senate Health, Housing & Family Security Committee was a key note speaker.

The last day included an election of the MHOAA board. The board is made up of 13 individuals, each from a different state. These volunteers will work toward goals in 2009 which include: A quarterly newsletter, tracking federal legislation more closely that deals with our housing market, improved ways to share legislative information that each state is working on and more contact with elected officials.

Consensus Committee

(continued from front page)

Much of the communication between the full committee and subcommittees are done via conference calls. The Consensus Committee last met in Arlington, Virginia the week of June 16th 2008. The agenda was full and included discussions regarding Installation Programs, Truss Testing, Dispute Resolution Program, Quality Control, Energy Efficiency, Ground Anchor Testing, and Recommendations.

The Dispute Resolution Program was officially put in place in February of 2008. Many states already have in place a HUD program with a Service Administration Agent (SAA). The SAA is responsible for investigating complaints related to the construction and installation of homes. The SAA can still help homeowners past the duration of the warranty. If your state does not have a SAA program then the homeowner can contact HUD which will mediate with parties involved.

Starting in October of 2008 many new standards and rules regarding the construction

of homes were officially put place. Because of weather disaster issues in recent years this committee has and still is addressing changes needed regarding wind and load (snow) zones across the nation.

Brought forth to the committee and HUD was the issue of the FEMA homes used after the Katrina hurricane. Testimony was heard from representatives of the RV industry and a representative for the people living in FEMA homes. A HUD home is a structure over 400 square feet used as a permanent living space and must be built by HUD standards. RV and camper type structures are to be less than 320 square feet and considered a temporary living space and have different construction regulations which is not provided or enforced by HUD. That leaves 80 square feet in limbo. Because the FEMA homes used after Katrina was built in this limbo area the homes did not need to meet HUD standards. This will prove to be a vastly debated issue that the Consensus Committee will work on in the future.

A huge benefit that comes with manufactured homeowners having and supporting a national organization is proven when HUD is looking for a replacement on the Consensus Committee, they come to MHOAA. Representing consumers/homeowners on the Consensus Committee include: Tim Sheahan (CA), Terry Nelson (IL), Karl Braun (NV), and Jerry McHale (FL). Those who have had the opportunity to work with Kevin Jewell affiliated with the Consumers Credit Union will be pleased to learn that he was recently appointed to the HUD Consensus Committee.

Regional Conferences

While MHOAA is a national organization discussions took place that different regions of the country have some unique issues that other regions may not have. With the help of a grant from CFED to pay costs allowing our membership to travel, MHOAA organized two regional conferences of leadership.

A West-Coast meeting included representatives from Idaho, California, Washington, and Oregon. A Midwest regional meeting took place the weekend of December 13th in Illinois which included representatives from Illinois, Wisconsin, Michigan, Ohio, and Minnesota. It was agreed that Michigan would host a future Midwest regional meeting. Each state brought with it productive ideas and a shared agenda. There is power in numbers.

A great deal of discussion and information was shared on the subjects of: Small Town/Rural Organizing vs City/Suburban Organizing, Taking Stock (where are we going), Building Alliances, Membership, Retaliation Regarding Owner Operators, HUD Involvement, Grant Writing, Fundraising Events, Lobbying, Legislation, and Future Commitments.

MHOAA is delighted to report that everyone traveled back to their home state pleased and motivated.

Congressional Manufactured Home Caucuses

Many of our readers may be surprised there is a manufactured housing caucus in both chambers of Congress. Please take note that the majority of chairs and co-chairs and members are from states that do not have an active state homeowners association and include states that have a high number of manufacturers. It can not be a surprise that these elected officials have only heard from manufacturer lobbyists and not from the consumer/homeowner that buy the product. This needs to change. Look at this list and see who was voted in to represent you. If someone on this list is from your state you need to contact him/her and educate them regarding your issues and concerns.

MEMBERSHIP of the MANUFACTURED HOUSING CAUCUS HOUSE OF REPRESENTATIVES (80 Total)

Rep. Robert B. Aderholt (R-AL)
Rep. Marion Berry (D-AR)
Rep. John Boozman (R-AR)
Rep. Mike Ross (D-AR)
Rep. Vic Snyder (D-AR)
Rep. Rick Renzi (R-AZ)
Rep. Mary Bono (R-CA)
Rep. Ken Calvert (R-CA),
Co-Chair
Rep. Ed Royce (R-CA)
Rep. Brad Sherman (D-CA)
Rep. Zoe Lofgren (D-CA)
Rep. George Radanovich (R-CA)
Rep. Gary Miller (R-CA)
Rep. Allen Boyd (D-FL)
Rep. Adam Putnam (R-FL)
Rep. Cliff Stearns (R-FL)
Rep. Sanford Bishop, Jr. (D-GA)
Rep. David Scott (D-GA)
Rep. Leonard Boswell (D-IA)
Rep. Steve King (R-IA)
Rep. Tom Latham (R-IA)
Rep. Don Manzullo (R-IL)
Rep. John Shimkus (R-IL)
Rep. Jerry Weller (R-IL)
Rep. Joe Donnelly (D-IN)

Rep. Mark Souder (R-IN)
Rep. Jerry Moran (R-KS)
Rep. Todd Tiahrt (R-KS)
Rep. Ben Chandler (D-KY)
Rep. Tom Allen (D-ME)
Rep. Michael Michaud (D-ME)
Rep. Joe Knollenberg (R-MI)
Rep. Thad McCotter (R-MI)
Rep. Michael Rogers (R-MI)
Rep. Fred Upton (R-MI)
Rep. Jim Ramstad (R-MN)
Rep. Charles W. Pickering (R-MS)
Rep. Bennie Thompson (D-MS)
Rep. Bob Etheridge (D-NC),
Co-Chair
Rep. Howard Coble (R-NC)
Rep. Robin Hayes (R-NC)
Rep. Walter Jones (R-NC)
Rep. Patrick McHenry (R-NC)
Rep. Mike McIntyre (D-NC)
Rep. Sue Myrick (R-NC)
Rep. David Price (D-NC)
Rep. Brad Miller (D-NC)
Rep. Frank LoBiondo (R-NJ)
Rep. Frank Pallone (D-NJ)
Rep. Tom Udall (D-NM)
Rep. Maurice Hinchey (D-NY)
Rep. Peter King (R-NY)

Rep. Randy Kuhl (R-NY)
Rep. Michael McNulty (D-NY)
Rep. John McHugh (R-NY)
Rep. Tom Reynolds (R-NY)
Rep. Shelley Berkley (D-NV)
Rep. Dan Boren (D-OK)
Rep. Frank Lucas (R-OK)
Rep. John Sullivan (R-OK)
Rep. Peter DeFazio (D-OR)
Rep. Darlene Hooley (D-OR)
Rep. Greg Walden (R-OR)
Rep. Phil English (R-PA)
Rep. John Peterson (R-PA)
Rep. Henry Brown (R-SC)
Rep. James Clyburn (D-SC)
Rep. John Spratt (D-SC)
Rep. Joe Wilson (R-SC)
Rep. Bart Gordon, (D-TN)
Rep. John Tanner (D-TN)
Rep. Joe Barton (R-TX)
Rep. Lloyd Doggett (D-TX)
Rep. Chet Edwards (D-TX)
Rep. Virgil Goode (R-VA)
Rep. Rick Larsen (D-WA)
Rep. Thomas Petri (R-WI)
Rep. Shelley Moore Capito (R-WV)
Rep. Alan B. Mollohan (D-WV)
Rep. Nick Rahall (D-WV)

MEMBERSHIP of the SENATE MANUFACTURED HOUSING CAUCUS (19 Total)

Sen. Richard Shelby (R-AL),
Chair
Sen. Jeff Sessions (R-AL)
Sen. Blanche Lambert Lincoln (D-AR)
Sen. Wayne Allard (R-CO)
Sen. Saxby Chambliss (R-GA)

Sen. Johnny Isakson (R-GA)
Sen. Larry Craig (R-ID)
Sen. Evan Bayh (D-IN), Chair
Sen. Susan Collins (R-ME)
Sen. Debbie Stabenow (D-MI)
Sen. Thad Cochran (R-MS)
Sen. Roger Wicker (R-MS)

Sen. Richard Burr (R-NC)
Sen. Elizabeth Dole (R-NC)
Sen. Jeff Bingaman (D-NM)
Sen. James Inhofe (R-OK)
Sen. Gordon Smith (R-OR)
Sen. Lindsey Graham (R-SC)
Sen. John Rockefeller (D-WV)

The MHOAA organization has heard from many the issues of changing and updating federal laws. This can happen sooner rather than later with a more active role from each state by contacting their elected official. Push comes to shove, the MHOAA committee can contact everyone on this list, however, these elected officials also want to hear from their constituents in their state. Opponents have no problem explaining to elected officials that the reason they have not heard from homeowners/consumers is because there are No Problems.

The Congressional Manufactured Housing Caucus was created in May 1997 and is Co-Chaired by Representatives Bob Etheridge (NC) and Ken Calvert (CA). The objective of the Caucus is to promote manufactured housing as a solution to the nation's shortage of affordable housing and to seek the removal of barriers to greater availability of manufactured housing.

Sounds good, but it will be up to homeowners to allow the spirit of intention to finally transpire.

State Homeowner Associations

Does your state have a state homeowners association? If not MHOAA directors can help you form one. The benefits include: (1) A collective voice for your state and manufactured home communities when issues arrive that affects your state and homeowner's backdoors. (2) Security knowing that your state is part of a creditable national organization (3) It shows other entities that you are organized and when needed recognized.

If you want the benefits that a state or local homeowner association can bring call one of our directors. All of the MHOAA directors are either currently on their state homeowner's association or have been involved with the process of organizing a state homeowners association. We can help you organize meetings and board elections. We can help you with the by-laws that are needed and answer any questions that you may have. In addition and importantly, we will continue working with you in the future.

Is your neighbor or community homeowners association receiving this publication? Not sure? Share the benefits our organization offers including receiving a National publication written by Manufactured Homeowners for Manufactured Homeowners.

Meet Your MHOAA Board Members

(continued from page 3)

Paul Bradley, Honorary Director, is the founding President of ROC USA, LLC. He previously served as vice president for the New Hampshire Community Loan Fund. Paul launched in May of 2008, the non-profit ROC USA brought forth the quality resident-owned communities viable in 29 states through expert technical assistance and community purchase loans. ROC USA is funded by The Ford Foundation, Fannie Mae, CFED, NH Community Loan Fund, NCB Capital Impact and NeighborWorks® America. Mr. Bradley received his bachelor's degree in economics in 1986 from the University of New Hampshire. In 2008, he graduated from NeighborWorks® America's Achieving Excellence Program, an executive training program offered through Harvard University's Kennedy School of Government.

Kylan Parks, Area Vice President, has lived in her manufactured housing community for 5 years. She continues to serve as President of her local homeowners association. Kylan is also an active member in her state of Washington on the County Technical Advisory Board and the County Executives Policy Oversight Committee. She now serves her second year on the MOHAA board.

Peter Ferris, At Large Member, is Executive Director and Lobbyist of the Oregon Manufactured Homeowners United (OMHU). Peter lives in Bayview Park in Waldport, and has worked toward local laws in five Oregon cities and Clackamas County. Peter is currently drafting legislation for the 2009 session that will allow all Oregon cities and counties to pass ordinances that include regulating park closures. This is his first year on the MHOAA board, and comes with expertise that is needed.

Terry Nelson, Area Vice President, started her avenue towards manufactured homeowner issues in 1994 as President of her community local homeowners association. Then in 1995 was elected for the treasurer position of the Illinois state homeowners association (MHOAI). In 2001 she was elected and still serves as President of the Illinois state homeowners association. In 2001 she was elected to the MHOAA board and continues to serve on the board. In 2005 she was offered the opportunity to be a voice for homeowners/consumers on the HUD Censuses Committee, and took the offer. Terry has represented homeowners of Illinois on past and present state committees and senate task forces. She has lived in her manufactured community for 34 years and is a proud mother of a 22 year old daughter. Terry would like to express her deepest thanks to everyone who supports homeowner efforts that will bring a fair balance between manufacturers, landlords, and homeowners .

Across America

Leaking Pipes

The deadline is fast approaching for taking advantage of a \$1.1 billion settlement fund for replacement of leaky polybutylene pipe systems, common in manufactured homes built in the 1980's and early 1990's. The deadline for filing a claim is May 1, 2009, and the leak must have been discovered by January 31, 2009. For more information, visit www.pbpipe.com or call the Consumer Plumbing Recovery Center at 800-392-7591.

Capitol First Comes in Last

Capitol First Realty, Richard Klarcheck owned, has communities in several states. At this time homeowners in Minnesota and Illinois have started the process of a law suite. We will bring more information in our next publication. MHOAA is looking for other communities in other states that may be involved with a law suite pertaining to Capitol First. This is a development company that wears the many hats of landlord, installer, dealer, and financier of the home.

Communication

Does your state have a state newsletter? Would you like to receive newsletters such as this from other states? Contact Terry Nelson with a contact in your state if you are interested in trading newsletters. mhoai1@aol.com

Merry Christmas

The residents of a manufactured home community in New Jersey were handed a Christmas present by the Appellate Division of Superior Court. The court concluded in a decision that a lower court judge improperly dismissed their lawsuit challenging the right of the community's new owner to have the property redeveloped with high-end housing. If the decision is not appealed by the property owner to the Supreme Court, the case will return to Monmouth County for a trial on the issues in dispute. This is not only important for the manufactured homeowners in New Jersey, it can have a domino effect nation wide. The homeowners should have been given the "first right of refusal" to buy the community that their state law provides for. According to reports the landlord claims he had no knowledge that the land he sold would be used for another usage. The appeals court said that during negotiations for the sale, parties involved with the land sale engaged in conduct which can fairly be characterized as lobbying to change the municipal zoning code to permit the development of the property for a use other than a manufactured home community. There will be more potholes for the homeowners of this community before the end of the road. However, this is an event that homeowners nation wide need to keep an eye on .

Relocation Expenses for Landless Homeowners

Keeping in mind that one of the most devastating of decisions that an owner operator can make in our housing market is to sell the land for another use. Terry Nelson (IL) contacted Carolyn Carter of the National Consumer Law Center asking for some examples of what other states have in place regarding relocation laws. As a homeowner we view this as start up money from the assets that was built up in our home. Opponents of this thinking feel that it is their business and they should have the right to do with the land as they wish and have no responsibility to the landless homeowner. When this situation occurs, in most if not all states, money for the homeowner to move on can only come from 3 entities: (1) Government, (2) the owner operator/landlord, or (3) homeowner.

According to the "Shifting the Balance of Power" book by AARP there are 14 states that have passed a law that deals with relocation issues. Some of these states are now revisiting state laws that are many years old and no long realistic to the structure of the manufactured home and situations that have come with recent history. For the state homeowner entities that are either looking to update or introduce legislation to their state legislators this is what Carolyn Carter was kind enough to send.

Across America

MANUFACTURED HOME RELOCATION FUND LAWS

December 2008

Alaska: Authorizes municipalities to establish relocation funds, but does not specify how they are to be funded. Alaska Stat. Ann. § 34.03.225.

Arizona: If the homeowner forced to move because of change in use or redevelopment may collect up to \$5000 (\$10,000 for multisection home) from state relocation fund for relocation expenses. Director may authorize \$2500 more for moving a ground-set home. Community owner must pay \$500 per home (\$800 per multisection home) into relocation fund for each homeowner who seeks relocation assistance. Homeowners pay 50 cents per hundred dollars of taxable assessed valuation into the fund every year. Civil penalties imposed on park managers who fail to meet state education requirements also go into the fund. Ariz. Rev. Stat. Ann. §§ 33-1437, 33-1476.01 to 33-1437.03.

Connecticut: If the resident is forced to move by change of use, community owner must pay resident's relocation expenses up to \$10,000. Conn. Gen. Stat. § 21-70a.

Delaware: Each resident must pay \$1.50 per month, and each park owner must pay \$1.50 per month per home, into state relocation fund. Resident is entitled to relocation costs from the fund, up to a cap established by the fund's board of directors. Del. Code Ann. tit. 25, §§ 7011.

Florida: Formerly required community owner to pay all relocation costs or buy the home at a price set by statute, but this was held unconstitutional in *Aspen-Tarpon Springs Ltd. P'ship v. Stuart*, 635 So. 2d 61 (Fla. Dist. Ct. App. 1994). Now residents pay \$4 per year into a state relocation fund. Community owner must contribute \$2750 per home (\$3750 per multisection home) in case of change of use. Homeowner is entitled to up to \$3000 (\$6000 for multisection home) in relocation expenses. Fla. Stat. Ann. §§ 723.007, 723.06616, 723.0612.

Massachusetts: Requires community owner to pay relocation costs or appraised value of manufactured home. Mass. Gen. Laws Ann. Ch. 140, § 32L.

Minnesota: Residents must contribute \$12 per year to relocation fund. If resident is forced to move because of change of use, community owner must contribute up to \$3250 per home (up to \$6000 for multisection home) into relocation fund, but community owner's contribution is capped at 20% of sale price (a smaller percentage if sale price is less than \$500,000). Resident may collect up to \$4000 (\$8000 for multisection home) in relocation costs from the fund. Minn. Stat. Ann. § 327C.095.

Nevada: Community owner must pay resident's relocation costs, or if home cannot be moved, its fair market value. Nev. Rev. Stat. §§ 118B.177, 118B.183.

Oregon: When resident is forced to move because of change of use, community owner must pay resident \$5000 (\$7000 for a double wide and \$9000 for a triple-wide or larger). Or. Rev. Stat. § 90.645.

Washington: Resident may obtain relocation assistance on first-come first-served basis from relocation fund. State imposes a \$100 fee on every sale of a one-year old or older manufactured home in a community (no fee is required if sale price is less than \$5000). These fees go into the fund. Wash. Rev. Code §§ 59.21.021. An earlier relocation expense statute that required substantial contributions by community owners was held unconstitutional in *Guimont v. Clarke*, 854 P.2d 1 (Wash. 1993).

2008 A Review

MHOAA had a very productive 2008 which included:

- Our first and very productive Regional Conferences
- MHOAA had the opportunity to work with more organizations that recognize the same goals
- An enormous and productive turn out for our seventh annual national homeowners convention
- MHOAA board members were invited and attended more workshops than past years, example being ROCusa (Resident Owned Communities)
- More homeowners nation wide took an active role than past years
- The number of homeowners finding and contacting MHOAA grew via referrals from other organizations, elected officials, word of mouth, and our website
- Received additional grant money that allowed more conference calls, and traveling expenses for membership to attend MHOAA related functions
- Our website improves each year
- Aided and supported states to form a state homeowners association

2009 Moving Forward

Membership and state homeowner associations are always on our minds. It is our membership numbers and the vast amount of homeowners who vote nation wide is what keeps us in the game. If we had the magic answer as to why some homeowners do not join or renew their membership with MHOAA or your state association, we could write a best selling book and share it with everyone. If you are lucky enough to have a state or local homeowner's association remember to support these volunteers and neighbors. When someone asks you what MHOAA has done lately, show them this publication.

- MHOAA directors look forward to meeting with everyone again at our 8th national convention which will take place in the state of Washington in October
- MHOAA will work towards organizing additional regional conferences
- MHOAA directors look forward to continuing working relationships with organizations that have common interests and meet new organizations that have the same goals
- Work towards and keeping grant money that will allow our volunteer organization to offer a larger agenda
- Keeping a closer eye on federal legislation via a MHOAA legislative committee
- Keep membership informed with this quarterly publication and a website by posting updated information that affects you, information you will not receive from other sources
- Continue aiding and helping states that do not yet have a state homeowners association
- Continued efforts with homeowners and officials daily by answering telephone calls, letters, and e-mail.

The objectives of MHOAA include:

- ◆ To protect the rights, privileges, and interest of the home owners.
- ◆ To promote the well-being, health, safety, and general welfare of homeowners
 - ◆ To educate and advise manufactured home owners of their rights.
- ◆ To serve as a channel and source of information for manufactured homeowners.
- ◆ To work for legislative enhancements and other laws that protect manufactured home owners