

MHOAA on the Move

Manufactured Home Owners Association of America

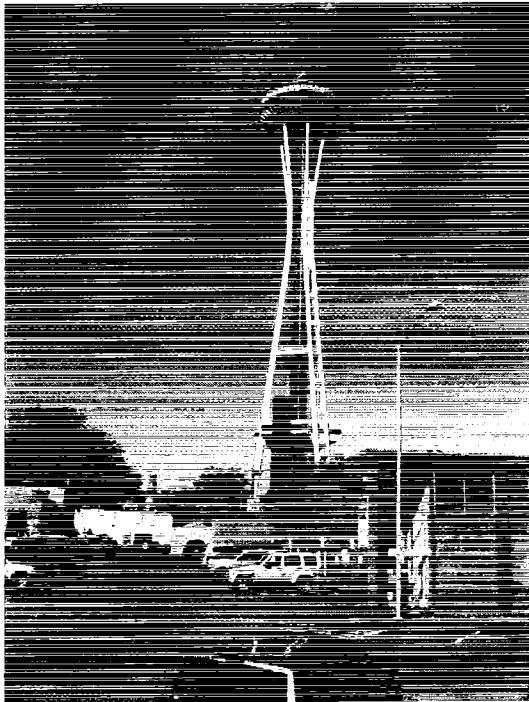
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www.mhoaa.us

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OVER THE TOP! 2009 MHOAA SEATTLE CONFERENCE A SMASHING SUCCESS!!

Karl Braun, NAMH Nevada



Over 130 delegates and members of MHOAA from all over the United States assembled in the shade of Seattle's Space Needle for the September 11-12, 2009 Annual Conference. Just as in the three previous years, attendance set a new record:

2006.....	40
2007.....	70
2008.....	100
2009.....	130

The MHOAA Board kicked off the Conference with a business meeting held Thursday, 6:30PM September 10. The Board discussed the regular business items plus Conference and Election details.

FRIDAY, SEPTEMBER 11, 2009 started with 8AM breakfast. The first day's agenda was loaded with introductions, welcoming address, workshops, and presentations; Activities started in the main ballroom and moved to two other conference rooms to handle the workshops.

The early morning presentations set the stage by outlining current manufactured housing status and direction. What does the future hold for manufactured home owners/ (MHO's) what role will state and national MHO associations play? One obvious leader is MHOAA.

Three workshops were held concurrently during the day and each time we had to choose one of the three workshops. I decided to attend the (1) Leadership (2) Organizing, and (3) Organization for Legislative success workshops.

Lunch and dinner were served in the ballroom giving us plenty of opportunities to socialize and renew old friendships and start some new ones. I was delighted to see Zoe Ann Olson (Idaho) again after many years. I met Ed Speraw (Del) and Russ McPherson (Ohio) for the first time after working with them via phone and email for several years.

Another good sign that MHOAA is growing in strength was the presence of four Manufactured Housing Consensus Committee (MHCC) members. Terry Nelson (IL), Tim Sheahan (CA), and myself Karl Braun (NV), along with Mike Lubliner (WA) were at the conference. MHOAA has had representation on the HUD- MHCC since it started in 2002.

MHOAA finances as reported are in fine shape. They have almost \$10,000 in the bank plus continuing Grant Funds coming into the association for special events, etc. Fundraising plans for the balance of 2009 and 2010 will further improve the association financial position.

Individual memberships are one of the best ways Manufactured Home Owners can help support MHOAA.

Reports on MHOAA lobbying efforts by Tim Sheahan (CA) and Peter Ferris (OR) added to the excitement of the Conference. At a recent visit to D.C. they met with legislators to discuss "Duty to Serve", the 2008 housing Act, Energy Home rebates, first buyer rebates, and several bills concerning manufactured homeowners in the House and Senate.

Speaking of legislation, Peter Ferris gave an interesting presentation on the efforts of the OSTA (OR) group as they prepared for the legislative session. OSTA started on a 22 month plan/schedule to pass legislation. His presentation covered how to write the bill, reporting on voting records of legislators, lobbying efforts before the session, demonstrations at the Capitol, testifying, and many other details of the process to write and pass legislative bills. Handouts included MHOAA Don't Agonize, Organize, APAC's 2010 legislative agenda, a glossary of legislative terms, and a sheet describing the passage of a bill, start to finish, the ABC's of how to pass a bill.

Park models (320 square foot to 399 square foot) homes are a concern in Arizona since they are not covered by the HUD specifications and regulations at this time. They fall into a gap between RV's and manufactured homes. At the Western Region Caucus meeting. AAMHO President Ron Feinstein (AZ) expressed his interest in bringing this to HUD's attention for action.

Another great idea coming out of this conference is that all state associations should consider drafting legislation for MH lot preservation. All states are losing lots to change of land use and each time a park closes we have that many less affordable housing lots. Talk to city, county, and state official's to preserve this part of affordable housing in your city/state.

"Don't Reinvent the Wheel" was a recurring comment Friday and Saturday as presenters demonstrated how MHOAA has drawn information from their state members on virtually all manufactured home subjects. Many of these were on the handout tables. Many more are available on the MHOAA web site. MHOAA has agency web site links for help on various MH subjects.

All of the states Manufactured Home laws are available on the Internet. Another valuable resource is National Consumer Law Center in D.C. Odette Williamson gave a presentation on the services available from this government agency. Odette, Caroline Carter, and other attorneys are able and willing to assist homeowners in their fight to protect their homes, life style, etc. Please look at consumerlaw.org web site for more information.

Elections held Saturday afternoon resulted in Tim Sheahan (CA), Steve Anderson (UT), Terry Nelson (IL),

Kylin Parks (WA), and Ed Speraw (DEL) being reelected to the MHOAA Board. I was happy to see each office was contested with two or more candidates listed for each slot. MHOAA will be well represented for another year by these dedicated members.

Looking at association boards I noticed that the strongest state organizations have leaders that serve multiple years. Nevada will always be grateful for Vickie Demas (1980-1992), our longest serving President.

NAMH (NV) was at its best with Vickie and others that served multiple years on the NAMH board. It does take time to learn the ropes and experience is important to our success.

A handout I really liked was the "flyer samples" handout. We all use flyers for meeting announcements and many of us produce pretty boring looking flyers. MHOAA compiled some of the more interesting ones to help us catch our potential member's attention.

ROC- Resident Owned Communities is the best solution to the ever increasing rents in our land-lease parks. Long term our best action is to purchase the parks. MHOAA has several companies that specialize in these purchases and perhaps now is the best time. Government money may become available for such a purchase.

A Community organizing manual written by APAC with step by step instructions on starting a homeowners association is one of the best I've ever read. Loaded with solid ideas to develop a powerful organization.

MHOAA's Start up Guide for Home Owner Associations is another how to manual that takes the experience of many home owner groups and spells it out in simple language. Step by step actions to build and maintain your group.

My thanks to MHOAA for inviting me to the conference. Thanks to all of the members that worked on the conference to make it the best one we've had so far. Thanks to everyone that brought handouts, manuals, newsletters, etc. I'll make good use of the ones I took back to Nevada.

CFED – I'm Home

Two days prior and working with MHOAA, were two well attended days of a convention presented by a subsidiary of Corporation For Enterprise Development (CFED) known as I'm Home. National partners of the I'm Home organization include the Ford Foundation, ROCusa (Resident Owned Communities), Fannie Mae, Neighbor Works, and Opportunity Finance Network. The two days were filled with workshops and round table discussions. A keynote speaker was John Grissim the author of books that include Grissim Buyer and Rating Guides to Manufactured Homes. Workshops included Federal Policy Updates, Overviews, State Policy Trends, and Federal and State Resources. Other workshops involved developing resident owned communities and there was plenty of networking going on.

When someone asks you, "What has MHOAA done lately?" show them this publication.

- MHOAA directors look forward to meeting with everyone again at our 9th national annual convention
- 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 close eye on federal legislation via a MHOAA legislative committee
- Keep membership informed with this 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

Have you forgotten when your state membership dues expire? If so contact Sandy Boone our Treasurer and she will provide that information to you. Included with this publication is a form you can renew with and share with others allowing our volunteer organization to continue growing. Share the MHOAA programs and accomplishments with others allowing MHOAA to continue helping the many that are positively impacted with our efforts.

If your state does not have a State Homeowners Association or you would like to know more about our programs, conferences, or conference calls, please feel free to contact our board members. Do not forget to visit our website in between mailings of this publication for up date news. MHOAA thanks you in advance for your help that allows us to continue with shared goals by renewing your membership.

Note: As more and more states look for creative ways to bring in money, you need to pay close attention as to how your state chooses to do this. The state of Illinois has passed legislation that force 501 (c) non-profits to pay a dual lobby registration fee of \$2,000 starting in 2010. The representative of their organization must now pay \$1,000 and their state organization must match the \$1,000. While this fee will be challenged by organizations in court and/or hopefully state legislators will go back and look at this fee, it is there now. It is our hope that other states will not incorporate this type of fee, however, it could not surprise our readers that other states will take note of what Illinois legislators have put in place to raise money for their state.

MHOAA Committees

Bylaws Committee

[Purpose: Review bylaws, gather input from board members, and propose changes.]

Chair – Russ McPherson
Sandy Boone
Steve Anderson
Terry Nelson

Convention Committee

[Purpose: Recommend convention site, date, and location. Develop convention plan.]
2010 members have not yet been determined.

Newsletter Committee

[Purpose: Develop newsletter plan. Produce quarterly newsletter.]

Dave Anderson
Sandy Boone
Karl Braun

Strategic Planning Committee

[Purpose: Recommend process for strategic planning.]

Chair – Lois Parris
Steve Anderson Paul Bradley
Dave Anderson Tim Sheahan

Web Site Committee

[Purpose: Review web site, gather input from board members, and propose changes. Work with webmaster.]

Russ McPherson
Steve Anderson

Legislative Committee

[Purpose: Follow federal and state legislation.]

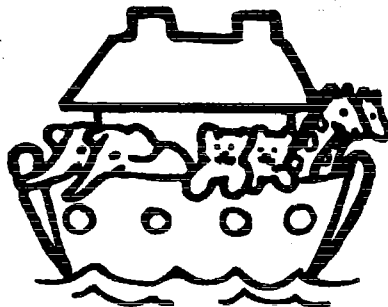
Chair -Tim Sheahan
Dot Sliney Terry Nelson
Steve Anderson Ed Speraw

Membership Committee

Chair -Dot Sliney
Tim Sheahan
Ed Speraw
Sandy Boone
Linda Hanson

Finance Committee

Chair – Lois Parris
Dave Anderson
Steve Anderson
Sandy Boone
Russ McPherson



"The Original Mobile Home"

**Manufactured Home Owners of America (MHOAA)
Board of Directors**

Lois Parris - President

[Manufactured Home Owners of New Hampshire]
37 Tee Dee Dr.
Belmont, NH 03220
Home: 603-524-6387
Cell: 603-520-0955
parris@metrocast.net or leparris@wmdlawyers.com

Steve Anderson - Area Vice President

[Utah Mobile Home Owners Action Group]
4395 S Vagabond Drive
Murray, UT 84107
Home: 801-904-3312
steve_anderson1@comcast.net

Tim Sheahan - First Vice President

[Golden State Manufactured-Home Owners League]
2907 South Santa Fe Avenue, #2
San Marcos, CA 92069
Home: 760-727-4495
tpsheahan@cox.net

Dorothy (Dot) Sliney - Area Vice President

[Federation of Rhode Island Mobile Home Owners]
PO Box 386
Harrisville, RI 02830
Home: 401-568-0965
fmhori@cox.com

Sandy Boone - Treasurer

[All Parks Alliance for Change]
2501 Lowry Avenue NE, Lot I-27
St. Anthony Village, MN 55418
Home: 612-782-6813
Cell: 612-910-0485
tobiasthecat14@gmail.com

Kylin Parks - At Large Member

[Association of Manufactured Home Owners]
4515 176th St SW #43
Lynnwood, WA 98037
Home: 425-745-6837
kylinparks@yahoo.com

Russ McPherson - Secretary

[Association of Manufactured Home Residents in Ohio]
27202 Cook Rd. #138
Olmsted Township, OH 44138
Cell: 440-465-8235
r.pherson@sbcglobal.net

Ed Speraw - At Large Member

[Delaware Manufactured Home Owners Association]
4590 Highway One PMB 112
Rehoboth Beach, DE 19971
Home: 302-945-2122
Cell: 302-245-5200
esperaw@aol.com

Linda Hanson - Area Vice President

[Manufactured Home Owners Association of NJ, Inc.]
118 Camino Roble
Toms River, NJ 08755
Home: 732-370-4710
mhoanjdiretor@yahoo.com

Dave Anderson - Honorary Director

[All Parks Alliance for Change]
970 Raymond Avenue, Suite 105
St. Paul, MN 55114
(651) 644-5525 or (866) 361-2722
(651) 523-0173 FAX
dave@allparksallianceforchange.org

Terry Nelson - Area Vice President

[Mobile Home Owners Association of Illinois]
1330 East Rand Road, #135
Des Plaines, IL 60016
Home: 847-296-5762
Cell: 847-220-2692
mhoai1@aol.com

Paul Bradley - Honorary Director

[ROC USA]
7 Wall Street
Concord, New Hampshire 03301
(603)-856-0709
pbradley@rocusa.org

MHOAA Board members work with you, the homeowner and membership, as a team. We thank you for allowing us to represent you at the local, state and national levels. Our Board members freely donate their time to serve on committees and attend many important meetings that ultimately benefit all manufactured homeowners through out the United States. Your continued support has made this possible.

Short History of Manufactured Home Communities in the USA

1920s	Increasing availability of automobile allows more travel
1920s – 1930s	Camp/ travel trailer invented & popularized
1930s	Public “trailer parks” invented; private “trailer parks,” with more amenities soon out-popularized the municipal venues.
late 1930s	Great Depression progresses, more & more workers use travel trailers as housing option in search of employment. Travel trailers began to house transient male workers for months at a time in every major city. Public opinion begins to turn against the parks.
1930s – early 1940s	World War II precipitates move of hundreds of thousands of workers to defense production centers, creating severe housing shortage. Many lived in tents, cardboard shacks, barns, chicken coops, etc. Workers, employers, & government agencies use every available travel trailer. Most trailers are poorly constructed, due to speed of production. Trailer Coach Association developed.
1942	National Housing Agency (NHA) developed. NHA viewed trailers as substandard & donated all government trailers to colleges & universities after the war.
Post war era	Most defense industry workers, construction workers, migrant farm workers, etc., remain in war time location. Returning military personnel stress housing market in many areas of the United States. Travel trailer manufacturing industry reluctantly accepts new role as producing homes rather than trailers
1948	Seven percent of US population living in travel trailers. Most people begin to adapt the units as permanent dwellings.
1950s	Multiple books and films depict parks as inhabited by drunks, wife-beaters, and child abusers. Simultaneously, residents of parks begins to shift to families rather than transient workers. Manufacturers publish pro-family environment propaganda. Civic leaders demonstrate park prejudice, zoning parks to commercial & industrial areas; often away from basic city services (transportation, health care facilities, libraries, museums, schools). Siting reinforces popular perception of parks as undesirable places to live.

- 1953 Trailer Coach Association becomes Mobile Home Manufacturing Association.
- 1954 Elmer Frey develops new width model with first time dinette kitchen. Frey argues with legislators for transportation rights, coins the phrase “mobile home.” Super-sized models of up to 50 feet developed.
- 1950s – 1960s Design of homes improves, but not all manufacturers improve.
- 1960s Variety of architectural designs & building materials available for the first time. Double-wide introduced in 1969. Many parks begin to take on qualities of suburban life.
- The first state manufactured home owners associations are formed.
- 1963 American National Standards Institute develops construction standards. Those in compliance affix a shield to their product to ensure quality to the consumer.
- 1970-1972 Development of parks at all time high. Nearly 164 million federal dollars loaned to park owners.
- 1974 Mobile Home Construction & Safety Standards Act passed. New standards implemented on June 15, 1976. MH are 1st private sector building type to be regulated by a mandatory federal code. Financial institutions begin to give more loans analogous to those offered to stick-build home buyers.
- 1975 Mobile Home Manufacturing Association becomes Manufactured Housing Institute.
- 1980s-1990s Homes begin to resemble stick built homes as designs change and lot sizes increase.
- 2000 First national assembly of manufactured home owners. MHOAA developed.

The majority of the information in this short history is from Molly Humphrey’s “Flexible Mobility: Boise’s Mobile Home Parks,” published Fall 2005.

MHOAA on the Move

Do you ever wonder how MHOAA keeps up to date on information that impacts our membership? One way is to be involved with other organizations that bring with it monthly conference calls. Our monthly conference calls include, Three Regional (Leadership made up of the West Coast, Midwest and East Coast), MHOAA board members and committees, and Corporation for Enterprise Development (CFED, this group keeps track of federal legislation relating to manufactured housing). Other conference calls include the HUD Manufactured Home Consensus Committee that Terry Nelson and Tim Sheahan sit on. When contacted MHOAA will participate on conference calls with other organizations also.

2009 Area Regional Conferences

This year Michigan hosted the two day Midwest regional meeting of leadership. Representation from Minnesota, Wisconsin, and Ohio attended. Discussions included organizing, run away rent increases, legislation, owner operators/landlords that our states share, and community closures. It was reported at this meeting that the state of Ohio Homeowners Association knows of 10 different foreclosures by banks, and one in Illinois. In 2010 Wisconsin will host a two day conference in June.

This year New Hampshire hosted the two day East Coast regional meeting. Leadership representatives traveled from Massachusetts, Rhode Island, and New Jersey, and as a guest Illinois attended. Key note speakers were Cheryl Sessions from ROCusa and Carolyn Carter from the National Consumer Law Center out of Boston. Discussions included resident owned communities, crafting state and national public policy agendas, and the challenges that come with homeowners associations.

The West Coast Regional conference was held in Colorado. Representatives from California, Washington, Idaho, Utah, Oregon and Nevada attended. Workshops at this conference included Organizing Campaigns, Choosing Tactics and Strategic Planning, and how to build a strong state organization. Like the other regional conferences, there was networking and shared information allowing everyone to go back to their state better informed and motivated.

MHOAA Goes to Washington, DC

April 24th – 28th proved to be another extremely productive time for MHOAA. MHOAA met in Washington, DC to attend training workshops, meet with other organizations and elected officials. Workshops included: The Landscape, Social Change and Movements in the USA, Research Training, Demands and Targets of Our Issues. There was much discussion regarding the future of MHOAA and how to progress with our shared goals.

The MHOAA group went with a mission to meet with as many of our US Senators, Congressmen and their staff that our time in DC allowed. As we broke into small groups we are pleased to report that this was accomplished. The elected officials and staff MHOAA met with included Washington Senator Patty Murray, Congressman Jay Ensley, Congressman Rick Larson, California Congressman Bob Filner, Utah Senator Bob Bennett, Oregon Senator Merkley, Vermont Senator Bernie Sanders, Rhode Island Senators Sheldon Whitehouse and Jack Reid and Congressman Jim Langervin to name a few. MHOAA representatives accomplished the goal of targeting elected officials on housing and finance committees.

MHOAA representatives were able to meet with organizations that included CFED, AARP, and the Elder Justice Coalition. By meeting with other organizations we were able to build on allies that share the same concerns and issues, and bring them up to date on our efforts.