

# **MHOAA on the Move**

**Manufactured Home Owners Association of America**

**A National Publication for Manufactured Home Owners by Manufactured Home Owners**

www.mhoaa.us

Spring/Summer 2010

## **IMPORTANT DATES – MARK YOUR CALENDAR!**

THE 2010 MHOAA CONVENTION WILL BE HELD IN SALT LAKE CITY, UTAH ON OCTOBER 22 & 23 AT THE MARRIOTT – TEMPLE SQUARE (Not in Arizona as previously stated on our website). COST FOR ROOMS WILL BE \$117/NIGHT (DOUBLE OCCUPANCY). CHECK THE MHOAA WEBSITE (mhoaa.us) FOR FURTHER UPDATES.

## **NEW MEMBERSHIP CATEGORY**

Following our usual format, you will find MHOAA's membership application form on the last page of this newsletter. You will also find a new membership category "Local Home Owners Association". In order to continue to make itself available with info and assistance to all manufactured home owners, the MHOAA Board recently voted to open up membership to local home owner associations for a fee of \$35.

When dealing with individuals such as park owners, city council members, legislators, etc., it may be beneficial to mention an association with a national home owners organization. MHOAA welcomes the financial support of your membership but, more importantly, it recognizes the wealth of information and expertise to come from local home owner associations' input and involvement.

We hope you will take advantage of this new opportunity for supporting your national organization and receiving the benefit of our support to you and so we would encourage you to make copies of the application form to pass along to other local HMOs. We look forward to having your association as a member of MHOAA. (As always, you may download the application form at our website: mhoaa.us).

## CONCENSUS COMMITTEE MEETING FULL OF SURPRISES!

By: Karl Braun

The MHCC (Manufactured Housing Consensus Committee) met in Tulsa, OK April 28, 29 & 30, 2010. The meeting was held in conjunction with the Great Southwest Home Show. MHCC members were invited to tour the show and attend the conference dinner meeting Wednesday night.

Our first surprise was DFO (Designated Federal Official) Bill Matchneer is gone! He was listed on the agenda as the HUD DFO but I received a new agenda on April 23 with HUD Staff Elizabeth Cocke listed as DFO. At the conference dinner Tuesday night Associate Deputy Assistant Secretary, Teresa Payne, new MHCC DFO, was the speaker. She was appointed on April 16. The written notices were a bit confusing to me.

Robert Solomon, our project manager, was also absent. I believe this is the first time Robert has missed a face-to-face meeting.

Surprise number two, we received a handout containing a new Charter and new By-Laws for the MHCC. In our May 7 conference call we discussed a review of these by HUD and GSA and it was to be an agenda item on our face-to-face meeting in Tulsa after the review. I compared the old Charter & By-Laws to the "new", when I returned from Tulsa, and found many major changes. Since the MHCC participated in the original documents and subsequent changes, it was a big surprise to receive "new Charter & By-Laws".

Surprise number three was MHCC discussions concerning our past president, Dana Roberts, was not on the Tulsa agenda. Again, on May 7 MHCC made a motion, which passed, to place this discussion on the agenda.

The full committee considered ten proposals, five from HUD and five from the Public. Following is a summary:

PROPOSAL:	FROM	COMMITTEE VOTE
Sprinklers	HUD	TO SUB-COMMITTEE
Vent exhaust outlets	HUD	PASSED
Entertainment outlets	HUD	REJECTED
Fireplace Venting, etc.	HUD	TO SUB-COMMITTEE
Ground anchor assembly testing protocol	HUD	TO SUB-COMMITTEE
#70 Tankless water heater	PUBLIC	PASSED
#69 Venting systems terminations	PUBLIC	COPY AMENDED & PASSED
#71 Tankless water heaters	PUBLIC	TO SUB-COMMITTEE
#72 Receptacle outlets	PUBLIC	REJECTED
#66 Tie down system	PUBLIC	REJECTED

This was the shortest face-to-face meeting in MHCC history (12 hours)! We met Wed., Thurs. and Friday mornings, adjourning at ten AM. Our normal schedule is **meeting three full days and then two hours on Friday.**

## FEDERAL LEGISLATIVE UPDATE

MHOAA continues to closely watch federal bills and committees that would allow decision making to trickle down to each state and bring positive impact to homeowners in our housing market. This year there is a large number of seats up for election which creates a great opportunity for homeowners and state homeowner organizations to question candidates and to also educate them on legislation that would positively benefit manufactured homeowners.

**HR 5019**: Pre-HUD Home Replacement – Chief Sponsor Rep. Peter Walsh (D-VT) Now in the Senate Finance Committee. This bill will provide for establishment of a home star retrofit program. It passed the house. On May 7, it was received in Senate and read twice, then referred to the Committee of Finance. Cost is \$23 per American from 2010 – 2015.

**S1320**: Pre-HUD Replacement – Chief Sponsor Sen. Jon Tester (D-MT) March 11<sup>th</sup> this bill was sent to Committee of Energy and Natural Resources. This bill provides assistance to owners of manufactured homes constructed before January 1, 1976, to purchase Energy Star homes.

**HR 741**: Mobile Home Protection Act. – Chief Sponsor Rep. Bob Filner (D-CA). This bill was referred to House. It still needs co-sponsors to sign on, so please contact the congressional representatives for your state and ask them to sign on. This bill will amend Section 8 of the United States Housing Act to provide rental assistance payments for certain manufactured homeowners.

**HR3045**: This is a broader summary of HR 741. A Section 8 Voucher Reform Act of 2008.

**S1660**: Formaldehyde Standards for Composite Wood Products Act. Chief Sponsor Senator Amy Klobachar (D-MN). On April 19<sup>th</sup> it was placed on the Senate Legislative Calendar as No. 352. This bill would amend the Toxic Substances Control Act to reduce emissions of formaldehyde for composite wood products.

**HR 4805**: Companion bill of S1660. On May 26<sup>th</sup> it was placed in the House Energy and Commerce Committee: Subcommittee Commerce Trade and Consumer Protection.

**HR 2454**: American Clean Air & Energy Act. This bill has passed the House. It is the so-called Waxman-Markey cap-and-trade bill and was considered more comprehensive and ambitious than both the Lieberman-Warner bill and President Obama's proposal. Close attention is being placed on Title 2 (Energy Efficiency), Building Energy Efficiency Programs: Sections 201 thru 209 include manufactured homes.

**Duty to Serve**: This a federal committee that addresses affordable housing and includes manufactured homes.

## **FEMA MOBILE HOMES SOLD TO DEALERS**

The following article appeared in the Baltimore Sun newspaper and Ed Speraw, at-large member on the MHOAA Board (Delaware), sent it to the newsletter committee for our information:

Tion.jhu.edu/nei

-Liz Bowie

### **Nearly 4,000 Fema trailers sold from Md . Sites**

The government says it has sold about 3,900 travel trailers and mobile homes that the Federal Emergency Management Agency had stored near Cumberland and Frostburg. The General Services Administration told the Cumberland Times-News on Thursday that the units were recently auctioned off and labeled "not to be used for housing." Some are tainted with high-levels of formaldehyde and some were used as emergency shelters during the 2005 hurricane season. A local dealer whose company bought some of the trailers says new units have sold for less than one-third the normal retail price as weekend lodging and chicken coops. The Sierra Club contends some units are being used for full-time occupancy contrary to waivers the buyers must sign.

- Associated Press

Ed Speraw contacted his Senator in Washington, D.C. and shortly thereafter received a call from FEMA who said they are making a full investigation of the situation.

## **ROC USA HELPS 8 STATES**

Paul Bradley, CEO & Director of ROC USA and member of MHOAA Board, reports that ROC USA Network's Technical Assistance Providers have helped 15 resident corporations buy their communities and preserve 1,084 homes in 8 states! All this has been done just since the launch of their organization in May of 2008. Residents in 15 communities now own the land on which their homes are situated and include the following states: Connecticut, Delaware, Minnesota, New Hampshire, New York, Oregon, Texas and Washington. ROC USA has also established technical providers in 11 states that assist residents in 33 states to help make this happen. Congratulations, Paul, and we look forward to hearing about more resident owned communities in the future.

## **DO YOU CHECK OUT WEBSITES?**

We often hear the phrase "Want to get more information? Check our website at...". Well, MHOAA is no different and we invite you to check our website. Just type in "MHOAA.us " and it should be the first option to come up. You can find lots of info, including information on all the Directors on the MHOAA Board. We encourage you to take a moment to check our website.

## **MHOAA NEWSLETTER BY E-MAIL**

Would you prefer to receive this newsletter by e-mail? If so, please e-mail Sandy Boone, MHOAA Treasurer, at:

[robust@comcast.net](mailto:robust@comcast.net)

## MINNESOTA'S RESPONSE TO REPLACING HOMES WITH A HIGHWAY

The following are excerpts from an article written by Justin Bell, Esq., Legal & Policy Director of APAC (All Parks Alliance for Change) and are an excellent example of what can be accomplished when you take the time to fight for your rights:

Manufactured home communities in Minnesota have been battling for their survival in recent years under threat of expanding state road projects, which caused APAC to put this at the top of its agenda. Currently, at least 4 communities are in danger of being entirely destroyed by a road project or enough homes lost that the future stability of the community would be in jeopardy. Neither result is acceptable when it leaves homeowners with no where go and only appraised value of their homes compensated for.

At the end of the 2009 legislative session in MN, lawmakers convened a working group to address the issue. The group consisted of manufactured home community leaders, housing advocates, the state Department of Transportation (DOT), local government representatives and more. Over the course of a year many understandings were reached and also the development of practices to assist future road projects to AVOID, REPLACE & RELOCATE homes in a fair and open manner. Relationships were developed that have proved successful in working through current projects.

When the 2010 legislative session kicked off, the first major transportation bill out of the gate was a bill that dealt with allocated money for relocation of homes when displaced by a road project. Since

the Metropolitan Council allocates money for relocation and it was, unfortunately, not present in the working group, manufactured homes were excluded.

However, with the new found relationships that grew out of the working group, the DOT and APAC were able to quickly put together language to reflect the new understandings reached in the 2009 working group and then, with the help of two very supportive legislators, Rep. Frank Hornstein and Rep. Melissa Hortman, the bill was held until the language could be added that protected manufactured home owners and **for the first time ever, ensure that they are treated the same as stick built homeowners**, when receiving early relocation compensation because of displacement by a road project. Almost a full years worth of work paid off when it really counted. The fight lives on and is well worth the effort. (emphasis added)

**Note:** The added language was included in the transportation department's omnibus bill and passed!!

### Correction Corner

Peter Ferris is the Executive Director & Lobbyist of Oregon Manufacturers Homeowners United (OMHU), not OSTA as reported in our last newsletter. Correct address for Linda Hanson on the Board of Directors is in this newsletter.

## COMPUTER FOR DUMMIES?

I believe there are a lot of individuals who could identify with the following, which comes from our Ohio state association.

**MOVING INTO THE 21<sup>ST</sup> CENTURY** - That is what all my children told me. "Get with the program, Mom, and buy a computer." Little did I know what I was getting into. Of course, in a positive way. I now know a great number of people I didn't know before. I am positive the tech people at AT&T and Toshiba cringe when they see my name or phone number coming up on their computer screens. If you explain that you are a new person on a computer, they are helpful. I also believe that when they put me on hold it is because they need to scream or have a stiff drink to get through the call.

I have very little experience on a computer and if you think taking typing for four years will be helpful, think again. For me, that was over fifty years ago. The "touch" is totally different on a computer. So I "hunt and peck" and I get in the general area.

My greatest fear (and I believe it is every ones) is that I will break the computer. This machine is an investment. Another fear is that I will press some key and go into outer space and not be able to get home. If you write an e-mail and you hit a wrong key, it goes somewhere and you never see it again. I bet heaven is filled with lost e-mails and hell is filled with words of frustration from people who lost them. Most of these people never swore before.

This experience has brought me closer to my poor son who has taken on the task of teaching me. We have a class almost every Sunday. In between, I ask friends to assist. When their eyes glass over, I shut up. I am truly grateful to all the people who have taught me.

The computer opens worlds that we can't even imagine. I recommend you all get one. Classes would help too. I believe it sharpens our minds and keeps us young.

Always remember that we still have the phone to back us up. There is nothing to compare to hearing a voice that likes or loves us on the other end of the phone. Some things just can't be improved. Human contact is one of them.

**Brenda Kocovar, AMHRO Board Member**

## HELPFUL TIDBITS FOR RESIDENTS

Senior Benefits – There is an online service called “BenefitsCheckUp” at [www.benefitscheckup.org](http://www.benefitscheckup.org) which identifies benefits open to people 55 and older (a service of the National Council on Aging). This website covers more than 1,150 public and private programs that help people with health care, utility costs and other essential needs. Visitors to the site can fill out a confidential questionnaire and get a personalized report listing programs for which they may qualify.

Manufactured Homes - Did you know that in 2007 the average manufactured home with 1,595 sq. ft. cost \$65,100 or \$40.82 per sq. ft. to build. The average site-built home with 2,479 sq. ft. cost \$229,332 or \$92.51 per sq. ft. to build. **17 million** Americans live in manufactured housing, making up 7% of the entire nation’s housing stock. Manufactured housing represents nearly 11% of housing for families living at 150% or less of the poverty level-5 and is the largest source of unsubsidized housing in the nation! **NOW DO YOU UNDERSTAND WHY IT IS SO IMPORTANT THAT YOU TALK TO YOUR LOCAL SENATOR OR REPRESENTATIVE ABOUT YOUR RIGHTS AND ISSUES?**

Cell Phones – Just a reminder/info. Starting last year cell phone numbers went public and all cell phone numbers are being released to telemarketing companies. This means you may start to receive sales calls and **YOU WILL BE CHARGED FOR THESE CALLS**. To prevent this, call the following number from your cell phone: **1-888-382-1222**. This number is not the national Do Not Call List number. It only takes a moment and will block your cell phone number from telemarketers for 5 years. Remember, you must call from the cell phone number you want to have blocked – not from a different phone number.

Smoke Alarms - Every year in the United States, about 3,000 people die in all types of home fires. Most of these deaths occurred in homes that did not have a working smoke alarm. Functioning smoke alarms save lives and your life is important. **The Install. Inspect. Protect. Campaign** is part of the U.S. Fire Administration’s effort to reduce fire deaths and injuries across the nation by *urging residents to install smoke alarms in their homes and inspect and maintain them on a regular basis*. The smoke alarm not only saves your life but it can also help save the lives of firefighters who would otherwise have to risk their lives by searching a burning home for residents. A working smoke alarm continuously scans the air for smoke, 24 hours a day, 7 days a week. It never sleeps. The USFA encourages you to install and inspect smoke alarms so you can get out **before** the firefighters have to come in.

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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.



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# MHOAA

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Manufactured Home Owners Association of America  
United We stand Strength In Numbers

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## Membership Form

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\_\_\_\_\_New Membership \_\_\_\_\_Renewal

Company/Organization \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Phone \_\_\_\_\_

E-mail Address \_\_\_\_\_

Web site <http://> \_\_\_\_\_

### Membership Fees (Please Check One):

\_\_\_\_\_ \$150 for State Membership

\_\_\_\_\_ \$75 for first-time State Membership

\_\_\_\_\_ \$15 for Individual/Family Membership

\_\_\_\_\_ \$100 for an Associate Membership

\_\_\_\_\_ \$200 for a Corporate Membership

\_\_\_\_\_ \$35 for Local Home Owners Association

Amount Enclosed \$ \_\_\_\_\_ Check Number \_\_\_\_\_

Make Checks Payable to MHOAA and Mail to Above Address.

### Involvement:

I want to become involved with MHOAA by:

\_\_\_ Becoming involved in a MHOAA Program.

\_\_\_ Promoting MHOAA in my state.

\_\_\_ Receiving alerts on issues that affect home owners.

\_\_\_ Making an additional contribution.

Application for Membership Approved and Accepted

Date

Initials

**Manufactured Home Owners Association of America**

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