



## Yucaipa Mobilehome Residents Association

P. O. Box 1052, Yucaipa, CA 92399-1052

Phone (909) 232-1910

### Our Next YMRA Open Monthly Meeting will be July 8, 2023

From 10 -11 A.M. at the Yucaipa Woman's Club Building, 35215 Avenue A, Yucaipa, CA 92399

#### Board of Directors

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#### Open Monthly Meeting – July 8, 2023 – Chris Mann, Yucaipa City Manager

YMRA holds its Open Monthly Meeting at 10:00 am on the second Saturday of each month at the Woman's Club at 35215 Avenue A, corner Adams Street. Our next meeting will be Saturday, July 8. Our scheduled guest speaker is Chris Mann, Yucaipa City Manager. He plans to give a brief background on himself. Then he will touch on some of the main issues the City is facing and currently working on. He wants to keep his comments brief to leave time for questions from the audience. All residents of mobilehome parks and other interested persons are invited to attend. Please try to be there, it should be a very interesting meeting.

#### From the YMRA Chair -- Shirley Dalton

I'm sorry I had to miss the last meeting. I'm still having bronchitis problems but hope to be well enough to attend the July 8 meeting. Thanks to Dave Maynard for filling in for me. I was disappointed that I had to miss Sarah Martinez. I understand she gave an interesting talk about the Scherer Community Center and all its services for seniors. The handout was extremely informative, listing many fun and informative activities.

I've since spoken to Martinez and gotten more information on the long-awaited senior/disabled shuttle service, **Golden Wheels**. The service will provide transportation (Monday-Friday) between 8:30 a.m. and 4:00 p.m. at no cost for seniors and disabled persons. All rides must be within the city limits of Yucaipa. An annual membership fee of \$25.00 is required and you need to register at the Scherer Community Center. Members will be able to schedule unlimited rides within the City, such as to the Scherer Center, grocery shopping, medical appointments, and anywhere else you want to go. You need to call 24 hours in advance to arrange a ride – (909) 797-1177. Here's hoping this will help with transportation problems, especially for those who don't drive. I understand they are also planning excursions to music, art, theater, and other recreation-type programs at a low-cost fee to be offered by the City of Yucaipa Community Services Department. Give **Golden Wheels** a try.

#### Scherer Community Center

The Scherer Community Center also provides other services as well as nutritional programs for Yucaipa seniors. The Center acts as a referral agency to assist seniors with legal, medical, and financial issues and as a **Cooling Center** during operating hours throughout the year. Located at 12202 First Street (between Ave A and Ave B), it is open Monday-Friday, 8:30 a.m. to 4:00 p.m..

- Nutrition Services:
  - Family Services Association (FSA) provides nutritious meals to seniors who must be at least 60 years young. Hot meals are available next to the Scherer Community Center from 11:30 a.m. To 12:30 p.m.; check-in begins at 10:45 a.m. A suggested donation of \$3.00 a person would be greatly appreciated.
  - “More Than a Meal” program delivers meals to home-bound seniors. To sign-up for the homebound meal program, call FSA at (909) 790-3170.
  - USDA (Commodities) – Yucaipa Christ Redeemer Church is offering the monthly USDA Commodity distribution program previously provided through the City of Yucaipa. Monthly food packages are distributed via a drive-thru at the church, located at 12148 4<sup>th</sup> Street, on the 3<sup>rd</sup> Wednesday of the month, from 1 p.m. To 3 p.m. Participants must be low-income and the person picking up must be at least 18 years old.

#### Insurance Companies are Making Changes

Insurance companies are terminating fire insurance policies on mobilehomes determined to be in high fire hazard areas. Some companies are no longer offering new policies within California. You may have difficulty securing coverage for your home. If your policy has been terminated, you can obtain basic fire insurance coverage through the California FAIR Plan. Any insurance broker can assist you in obtaining coverage with this plan. You may need to get an additional policy to cover everything other than fire.

#### Membership Matters

YMRA membership is important to the mobilehome park residents community. We need your involvement and attendance at our meetings. This gives us the right to say that we represent our large mobilehome park community, the only local organization that supports, advocates for and gives a united voice to mobilehome park residents. Thank you to all mobilehome park residents who support YMRA.

## New California Legislation Introduced in 2023

- **AB 318 Mobilehome Residency Law (MRL) Protection Act** (Addis): This bill will now extend 3 years to pilot phase of the Mobilehome Resident Law Program Program (MRLPP). In 2018, the state enacted the Mobilehome Residency Law Act (AB 3066), which amended the Health and Safety Code to establish the Mobilehome Residency Law Protection Program (MRLPP), a five-year pilot program, housed within the HCD to help coordinate the resolution of complaints from homeowners relating to the Mobilehome Residency Law (MRL).
- **ACA 10 (Haney) fundamental Human Right to Housing:** This would add the following section of the California state constitution:
  - The state hereby recognizes the fundamental human right to adequate housing for everyone in California. It is the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, on a non-discriminatory and equitable basis, with a view to progressively achieve the full realization of the right, by all appropriate means, including the adoption and amendment of legislative measures, to the maximum of available resources.

## Mobilehome Park Misinformation

*Shirley Dalton, YMRA Chair*

There is too much misinformation out there regarding laws and ordinances governing mobilehome parks in the City of Yucaipa. It is unfortunate people can't be bothered to check their facts before making inaccurate statements.

A recent article forwarded to me stated that the **Yucaipa Mobile Home Rent Control Board** was eliminated because it "served as a hedge against the runaway escalation in the cost of leasing space in the city's mobile home parks,..." There was never such a body as the **Yucaipa Mobile Home Rent Control Board**. There was a 5-member **Mobilehome Rent Review Commission (MRRC)** appointed biennially by the City Council to review special rent increase applications submitted to the City. These special rent increase applications could include unusual expenditures such as major capital improvements to a park or a showing that the park was not recovering a minimum net income from its current space rents. These types of applications occur maybe once every 3-5 years. I think the last one was almost 5 years ago. The new Rent Review Hearing Officer authorized to replace the MRRC and appointed by the City Council, not the City Manager, would have the same responsibility.

Neither the MRRC nor the new Hearing Office had, or will have, any jurisdiction over the regular annual rent increases authorized by the Yucaipa Rent Stabilization Ordinance. (Sec. 15.20.080 Annual Rent Adjustments) The allowable annual increase for residents who own their mobilehome and rent the space has been capped at 4% of current space rent for the last several years and seems likely to continue for the foreseeable future. The appointment of a Hearing Officer does not change this and will not lead to runaway space rent increases for mobilehome park residents.

Note: this cap does not apply to spaces covered by a long-term (over 1 year) lease. Annual rent increases are specified in the lease agreement. It also does not apply to residents who rent a mobilehome as well as the space it is on.

To my knowledge, there are no current plans to buy up mobilehome parks and convert them to other uses. This would be prohibitively expensive for the new owner. Any such conversion would require the new owner to purchase all mobilehomes owned by residents at fair market value. They would also have to cover the cost of removing those mobilehomes, locating replacement housing for existing mobilehome owners and residents, and paying them relocation costs before they could begin to calculate the costs needed for future redevelopment. For specifics on these requirements see Yucaipa Ordinance Article 3.5 Conversion of Mobilehome Park to Other Uses; Sec. 85.0403515 General Conversion Requirements; with reference to Sections 65863.7 and/or 66427.4 of the California Government Code.

I wish people would stop trying to spread fear among mobilehome park residents. Many of us are seniors and/or on fixed incomes and do not need this additional stress. If you want to convince us your position is accurate, then give us accurate information.

## YMRA Contact Information:

- Telephone number - (909) 232-1910.
- Email address – [sd.ymra@gmail.com](mailto:sd.ymra@gmail.com)
- YMRA Website at [www.yucaipaYMRA.com](http://www.yucaipaYMRA.com).

Send your thoughts, comments & Newsletter ideas to: Editor Shirley Dalton at [sd.ymra@gmail.com](mailto:sd.ymra@gmail.com)

**To join YMRA** or renew your membership, send \$9.00 for each adult person in your home (good for 14 months from the date you join) **along with a self addressed stamped envelope**, or to donate any amount, simply fill out the coupon below and send to: YMRA, P.O. Box 1052, Yucaipa, CA 92399

NAME \_\_\_\_\_ PARK \_\_\_\_\_ SPC # \_\_\_\_\_ PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_ MEMBERSHIP \$ ENCLOSED \_\_\_\_\_ DONATION \$ \_\_\_\_\_ TOTAL \_\_\_\_\_

WILLING TO VOLUNTEER? YES ( ) NO ( ) MAYBE LATER ( ) NOTE: \_\_\_\_\_