



Yucaipa Mobilehome Residents Association

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

Phone (909) 232-1910

Our Next YMRA Open Monthly Meeting will be June 11, 2022

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 – June 11, 2022

YMRA holds its Open Monthly Meetings 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, June 11. Our guest speaker will be Trevor Benson, Emergency Manager, City of Yucaipa, who has replaced now retired Sherrie O'Connell. Benson will be speaking on safety issues of interest to mobilehome park residents, including the Community Emergency Response Team, fire safety issues, and actions to take in the event of an emergency.

For your calendar – Next meeting July 9, 2022

From the YMRA Chair - Shirley Dalton

A reminder, in November 2022 we will be holding our biennial election for Chairman and members of the Executive Committee. It will be for a 2-year term beginning in January 2023. If you are interested in volunteering or know someone who might be, please give us your name. We need to get the proposed slate in place by September.

Our meeting on May 14 was stimulating. Guest speaker was Service Specialist (SS) Jenny Smith from the Yucaipa Police Department. She gave a very interesting presentation on legal safety issues within mobilehome parks. One issue brought up by a member was the perennial problem of drug sales in parks. SS Smith emphasized that nothing can be done if the police don't know there is a problem. She encouraged residents to make use of the **WeTip Hotline at 1-800-78-CRIME** to report an issue in your park. Smith also suggested residents find out if their park participates in the *Crime Free Multi-Housing Program*. This is a partnership program between law enforcement and property managers, owners, landlords, and residents. San Bernardino County Sheriff's Department is responsible for managing the countywide program and providing training to property managers. *Neighborhood Watch* is another option allowing residents to take an active role in protecting their community. Yucaipa City website has information on joining or starting a Neighborhood Watch program in your park. Another question that came up pertains to the problem of hoarding by park residents. The Police Department is limited in dealing with that issue. If the resident is hoarding items, trash, etc., that spills out into the open, a call to Code Enforcement is an option. If the hoarded items remain within the mobilehome, neither the Police nor Code Enforcement is legally able to enter the home or take any action.

How to contact YMRA

YMRA is always looking for ways to inform our members and residents of mobilehome parks in the City of Yucaipa and allow park residents to communicate with us. We are always happy to hear from you and answer any questions you have.

- **YMRA telephone number - (909) 232-1910.**
- **YMRA email address – sd.ymra@gmail.com**
- **YMRA now has a Facebook Page! Visit us at www.facebook.com/ymra.ca** For those of you who may not get to visit our website, our new Facebook page gives you an opportunity to keep up with meetings, information of interest to residents and a link to our monthly newsletter.
- **YMRA Website is live online at www.yucaipaYMRA.com. Come visit us!!** Our website includes a list of resources for seniors, veterans, disabled persons, mobilehome park residents. You can find links to Yucaipa City Hall, San Bernardino County offices, State legislators, and other important government agencies. Pending legislation in Sacramento of interest to mobilehome park residents is available as well as copies of recent YMRA newsletters. Information on YMRA Membership dues is available and information on how to renew or become a member. A Contact Form is provided if you want to ask a question or have a problem you need help with. You are able to access the website on all computer devices including smart phones, tablets, laptops, and desktop computers. Please drop in!

Membership Matters

YMRA membership is important to the mobilehome park residents community. The only way we can make our voices heard is by working together to protect homeowners' rights and make our parks better places in which to live. YMRA serves a community of over 4,200 mobilehome spaces in the city of Yucaipa and is devoted to advocating for mobilehome residents throughout the area. Your membership 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.

Yucaipa Rent Stabilization Ordinance

On Tuesday, May 17, 2022, the Yucaipa Mobilehome Rent Review Commission held its Biennial Review of the Rent Stabilization Ordinance and related Administrative Rules. The newly impaneled Commissioners include Chairperson Brandy Gomez, Vice-Chairperson Bob Miller, Commissioners Randy Allen, John Chiu and William Reagan. Also in attendance for the hearing was YMRA Chairperson Shirley Dalton. Representing mobilehome park owners were Robert Evans, Inland Empire Representative, Manufactured Housing Educational Trust (MHET), and Julie Paule, Regional Representative, Western Manufactured Housing Communities.

The hearing lasted from 1 PM until about 4.30 PM. Thanks to all YMRA members and mobilehome park residents who were there to show support for YMRA positions on the issues.

There were 15 Agenda items, ranging from a proposal to alter the calculation formula for annual space rent increases to the method for selecting a Resident Representative to liaison with the City. The formula for calculating annual space rent increases remains at 80% of Consumer Price Index (CPI) or 4% of current space rent whichever is less. You may have noticed a larger than usual increase this year. Last year's CPI was 7.9%, so 80% would have been 6.32%. The 4% cap kicked in so our increase was higher than past years but not as high as it could have been without the cap. Considering the inflation rate this year hovering around 10%, we will definitely be happy that the 4% cap on increases will remain for next year.

Some stakeholders had requested an automatic pass-through to residents of capital improvement costs or increased property taxes arising as a result of sale of a mobilehome park. Both these changes were voted down by the Commission. This will ensure park residents keep a voice in any capital improvements they may have to pay for through a rent increase.

One problem that has concerned YMRA, lack of notice to park residents when a Commission hearing is scheduled, was addressed this year. For future meetings, the City Staff and Commissioners approved a change in notification. Notice will be posted in the local newspaper, *Yucaipa/Calimesa News Mirror*, and will be sent to all Resident Representatives, or the park manager if there is no Representative.

Which brings us to another significant change important to mobilehome park residents. We are required by the City Ordinance to elect a Resident Representative from each park in the City to act as liaison with the City. They would receive notices and information relevant to residents and can act to inform the City of problems within their park. As of today, only 7 out of 41 parks in Yucaipa have elected Resident Representatives. Changes were made to the procedure for this election that we hope will encourage more people to volunteer to fill this necessary position.

In all, I think park residents in Yucaipa did well as a result of the Commission's decisions. However, keep in mind these changes still need to be confirmed by Yucaipa City Council. A date for their review of these changes has not been set as of today, 25 May 2022.

Legislation we are watching in Sacramento:

- Senator Connie Leyva has introduced SB 869 which would require any person responsible for managing a mobilehome park to complete 16 hours of initial training and at least 6 hours of follow-up training annually, including an annual end of year online examination. Passed Senate Appropriations Committee and cleared the Senate on 25 May 2022. Bill now goes to the California Assembly for consideration.
- Assembly Member Alex Lee introduced AB 2031 which would allow representatives (such as an attorney, mobilehome advocate, or translator) of mobilehome residents to also attend a meeting between residents and park management for the purpose of resolving problems. Passed Assembly Floor and in Senate awaiting Committee assignment.
- Senator John Laird introduced SB 940 to amend California Civil Code which currently prohibits local rent stabilization ordinances from governing newly constructed mobilehome spaces first offered for rent after January 1, 1990. SB 940 would allow local rent regulations to govern a new mobilehome space in an existing park regardless of when it was initially offered for rent. On Senate Floor awaiting a final Senate Vote.

We invite you to send us your thoughts, comments & Newsletter ideas to:

sd.ymra@gmail.com or

Visit the YMRA website at: yucaipaYMRA.com

Editor, Shirley Dalton

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: _____