



San Marcos Mobilehome Residents Association
P.O. Box 2285 San Marcos, CA 92079-1015

YOUR "VOICE" WITH CITY HALL!



After several years of successfully advocating for the rights of "im-mobile" homeowners and achieving passage of a local Rent Stabilization Ordinance (**RSO**) on the ballot in 1988, **SMMRA** was incorporated in 1992 as a California non-profit, making it the recognized **VOICE** of mobile/manufactured home (MH) owners in San Marcos.

Our mission is to educate and support our members to help ensure an enjoyable, comfortable and safe tenancy in their MH communities. We also educate elected officials and the general public, so they are aware of the precarious nature of owning a home on someone else's land and why we need and deserve special protections.

SMMRA's goal is for homeowners and MH community operators to relate in a spirit of mutual cooperation and respect. However, the courage and resolve of MH park residents have often been tested; those who knew their rights and drew a "*line in the sand*" rather than "*burying their heads in the sand*" were usually successful. **Knowledge is power** and both **SMMRA** and **GSMOL** will help you gain important knowledge of **YOUR** rights.

You likely have home insurance to safeguard your investment; similarly, membership in MH advocacy groups is inexpensive insurance to help continue the comfortable conditions you enjoy today and that if new threats arise, as a member, you will have the support of others to fight those threats.

Visit our websites:

smmra.org
and
gsmol.org

Support us so we can support you!

For more information, contact
SMMRA President Tim Sheahan at
tpsheahan@cox.net or **760-727-4495**

SMMRA MEMBERSHIP APPLICATION

PLEASE PRINT

Name: _____

Spouse _____

Address: _____

Park name: _____

Space # _____

Phone: _____

Email Address: _____

I want to volunteer for:

Membership Committee

Resident Representative

Event Committee

Political Action Committee

\$10.00 Yearly Dues \$ _____ Legal Fund \$ _____ PAC Fund Contribution

Check enclosed for \$ _____ made payable to **SMMRA** and mail to:

SMMRA – P.O. 2285 San Marcos, CA 92079

Did You Know?

- The San Marcos MH RSO was passed by ballot and cannot be abolished by the City Council, as has been done in several cities.
- Our strong RSO helped motivate six MH “park” owners to sell to residents and four others to sell to non-profit operators, providing enhanced “security of tenure” and peace of mind for the future.
- In 1996, **SMMRA** raised over \$15,000 to help fund **Golden State Manufactured-home Owners League’s (GSMOL)** successful fight against **Prop 199**, a statewide measure that would have abolished rent ordinances statewide. **SMMRA** also helped GSMOL defeat similar measures, **Prop 90** in 2006 and **Prop 98** in 2008.
- **SMMRA** has made other contributions to **GSMOL** to support legislative activity in Sacramento and fight law suits threatening RSOs.
- In 1996, **SMMRA** supported successful passage of the “**Prop T**” ordinance, which requires resident support of rule changes in MH communities.
- **SMMRA** successfully lobbied the City to provide zoning protection for our MH communities.

- In 1999, **SMMRA** successfully convinced the City to restore “vacancy control” to prevent rent increases when homes were sold. That added tens of thousands of dollars to home values!
- **SMMRA** successfully lobbied the City to train Rent Review Commission members for hearings, hire expert witnesses for a more credible “Administrative Record” and a specialist attorney to advise the Commission. Those measures helped hold park owners to their full “burden of proof” for why they deserved rent increases.
- **SMMRA** has repeatedly “spread the word” for rallies and rent hearings to pack City Hall in support of homeowners going to rent review.



- **SMMRA’s PAC** helped elect supportive City Council members, who also served as members of the MH Rent Review Commission.

Your \$10 yearly **Membership** helps:

SMMRA provide Home Owner Associations (**HOA**) and Resident members information and interpretation of local, State and National laws.

Just as labor unions provide a strength in numbers and a collective and powerful voice to advocate for its members, **SMMRA** networks, advocates and educates our membership in solidarity.

SMMRA’s Political Action Committee (PAC) is a separate entity that evaluates candidates by interviewing them or inviting them to Candidate Forums to discuss MH issues. The **SMMRA PAC**, at its discretion, endorses and supports candidates for election to office.

SMMRA will take positions from time to time that the Board feels are in line with those taken by **GSMOL**, which support the rights of homeowners. In some cases, it may be to promote passage of legislation, and in others it may be to oppose bad legislation, whichever action is in the best interests of MH owners.

VISION: Amongst the basic principles fought for by our country’s founders are fundamental freedoms and property rights. MH owners should not have to fear economic eviction from excessive space rents, unjust rules and regulations, or unfair interference with the sale of their homes.