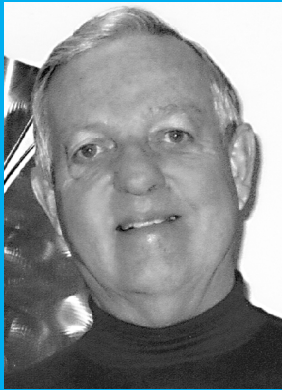




VOLUNTEER SPOTLIGHT

Bruce McLaren

By Terry Smith



Bruce McLaren is one of those people who simply likes to help others. Bruce has been MH/OSTA Chapter President at Western Carriage Estates in Jacksonville for the past four years. For seven years, he has written and published the park's monthly newsletters, "Wagon Tongues."

But Bruce's volunteerism doesn't stop with MH/OSTA. He works with children teaching God's word. He has led singing in Sunday school and church for over 30 years. He gives kids a little extra help through 'Start Making A Smart Reader' (SMART) literacy program.

Bruce has led the monthly service at a local convalescent home for eight years and leads a service at a retirement center for their vespers service. Both Bruce and his wife, Gigi, are talented singers and put on special programs when asked.

MH/OSTA is fortunate to have Bruce as a member. ■

THE osta **REVIEW**

Volume 31, No. 2

WINTER 2010

MH/OSTA 501(c)(3) Nonprofit Status At Last!

It seems as if it has taken years to get approval from the IRS to change the organization's nonprofit status from a 501(c)(4) to a 501(c)(3). But it has actually only been nineteen, long months. Here is a condensed version of what the process has involved.

In August of 2008, all members were sent a 'Special Edition' of the OSTA Review that contained a copy of the Articles of Incorporation and Bylaws required for the restructuring of MHOO/OSTA to a new, 501(c)(3) nonprofit that would become MH/OSTA. There was also a ballot for members to approve the restructuring which was combined with members' votes at the Annual Membership meeting in September 2008.

Approval by membership started the process rolling and now, nineteen months later it is finally done. Why so long? Well there are several reasons but most can be summed up in two words: 1) paperwork and 2) waiting.

The first paperwork was the filing of the Articles of Incorporation with the State of Oregon that established MH/OSTA as a corporate entity. That was approved on October 10, 2008. Keep that date in mind because it comes up later as the effective date to which the approved 501(c)(3) applies.

Having developed a task list with CASA as part of a multi-step grant.

fund, the Board next tackled the task-at-hand of recruiting and hiring a new Executive Director. A hiring committee that included board members and advisors from OHCS, completed this task with the hiring of Sue Foster in February 2009.

The actual application to the IRS for 501(c)(3) status involved a ream of paperwork, hours of legal advice, considerable Board discussion and decisions before it was actually filed in March of 2009. That's when the waiting started. March 10, 2009, we received acknowledgement that the application had been received but it wasn't until October 2nd that we received the first of what would become multiple responses from the agent assigned to us. It contained five pages of questions and clarifications that needed to be addressed before a determination could be made. With the help of CDLC, we replied and, again, began waiting.

On December 1st we received another letter from the agent asking

(Continued on Page 4)

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From the Executive Director

... Sue Foster



At a park meeting recently, I was asked why MH/OSTA moved from Salem to Eugene. I always figure if someone

asks a question, there are probably others who would like to know, too.

Between Keizer and Salem, the MH/OSTA office has been in Marion County for a number of years. But the organization has always been statewide. The Board of Directors has members who live in Salem, Portland, Eugene, Central Point, and Medford and I live in Eugene. More importantly, we have members who live in parks in 23 different counties.

A little over 17% of MH/OSTA members live in Marion County, almost 25% in Lane County, and nearly 15% in Jackson County, with the balance living in twenty other counties throughout the state. Check out the map on page four to see the counties.

One of the responsibilities of the Board is to make sure we are spending members' money wisely. Since Board members and the Executive Director have offices where they live, it didn't make sense to pay rent on an office in Salem or anywhere else for that matter. Unfortunately a little over a year ago, a three-year lease extension was signed. The good news is that the office landlord has agreed to let us out of the lease with no penalty as soon as a new renter can be found. The bad news is there's no shortage of office spaces for rent in Salem, so the best we can do is to have the space clear and readily available for a new renter.

The Board still meets in the Salem office but plans to hold Board meetings in different parks as soon as that office is re-rented. And the mailing address (PO Box 701) is located in Springfield because that's the closest post office to my office.

So has MH/OSTA moved? No, not really. We are still any where and every where in Oregon that there is a manufactured home park. ■

Clarification Worth Noting:

In the last issue of the OSTA Review, was a center section called "RIGHT²KNOW Statute Study Guide" on ORS 90.610, which addresses the procedures that govern proposed rule changes. Subsection 7 of that study guide talks about the three ways that a park manager can notify tenants of proposed changes. The third method listed (sometimes called "nail and mail" said that posting the notice in a common area covers the "nailed" requirement, and that isn't actually the case. John VanLandingham writes: "Posting in a common area does not count as nail service because ORS 90.155(1)(c)(A) says that nail service requires attachment 'in a secure manner to the main entrance to that portion of the premises of which the tenant has possession.' A tenant has possession of the space and therefore the notice must be attached to the entrance to the space or to the front door of the tenant's home."

I stand corrected and thank John for his thoughtful comments. ■

From the President

... Terry Smith



Hello everyone!
Well, we did it -
- we now have
our C3
approval from
the Internal
Revenue
Service making

me one very happy person. I want to thank the MH/OSTA Board of Directors, our Executive Director, Sue Foster, CASA, OHCS and CDLC for all playing very important rolls in making this happen. I thank them all very much for their hard work, for their assistance, and for believing so strongly in our programs.

This has been a long, difficult process that you would have to be directly involved in to fully appreciate. But MH/OSTA can now devote more time to our programs and membership and I'm glad about that.

With MH/OSTA now having C3 approval, Executive Director Sue Foster can focus on grant applications, to gain us funding for new programs

we would like to start. This new capital, as all MH/OSTA capital, will continue to be handled with care, with great concern, and only used to benefit people living in manufactured and mobile home parks.

As of this writing (2/18/10), Carole, and I are still in Yuma and the weather is just beautiful, with temperatures in the low 80s. Winter time, such as it is, is gone down here for another year. Carole was saying just yestreday, "You know, Dear," (she calls me that sometime) "we don't own the property in Central Point where we live and we don't own the property in Yuma where we have our 5th wheel. We are surrounded by landlords!"

Carole and I feel very fortunate that both our landlords are responsible people and treat tenants in both parks fairly. Competition is great in the Yuma area because of so many parks, keeping the rental rates pretty close to the same in all parks.

I recently read three "letters to the editor" in the Yuma Sun written by

people living in Yuma manufactured home parks. One person had a legitimate complaint, but the other two were bent way out of shape for something they had just "heard" from their neighbors.

I think the lesson to be learned is: "Be careful not to put too much stock into what you hear from neighbors no matter how sincere they seem to be. Check things out for yourself." Talk with owners or managers, or talk with someone else (in the know) before taking action. And work with management all you can. It will surprise you what can be accomplished by working *with* and not *against* management. I know this from personal experience. I go out of my way to compliment our park management (owners) whenever I can. And I feel they, in-turn, work more fairly with me as a result.

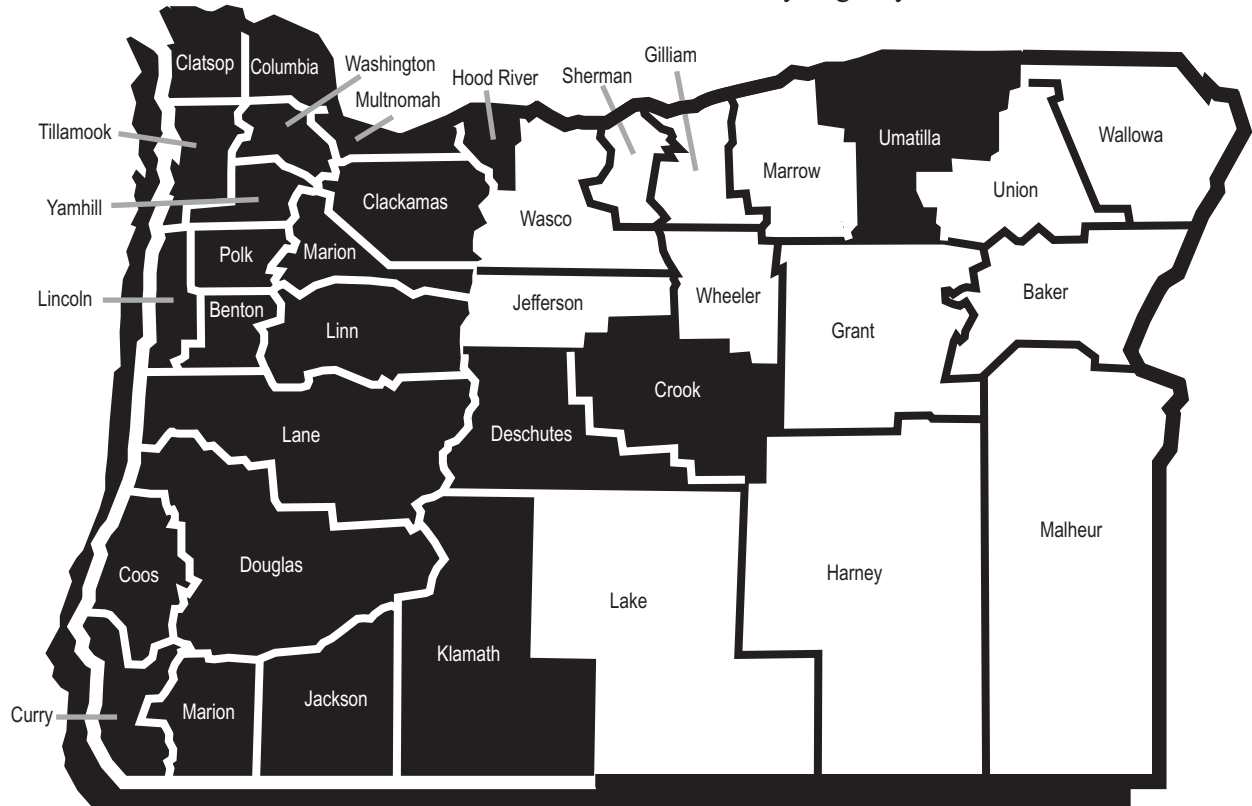
I wish I could say that this will work in all situations but it won't. All I know for sure is that it is well worth the effort and worth giving a try. ■

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Where's MH/OSTA?

Shown in black on the map below are counties in which park homeowners are MH/OSTA members. Park homeowners who live in the counties shown in white are still covered by the Chapter 90 laws that protect them. The difference is, most of the park homeowners in the white counties don't even know these laws exist. Aren't you glad you do?



501(c)(3) At Last!

Continued from Page 1

more, and a few of what seemed like the same, questions. We promptly replied, only to learn in January that the agent was inclined to deny the application. This triggered a review by an IRS supervisor and assignment of our application to a new agent.

One more short round of questions and answers and the new agent approved the 501(c)(3) application on February 4, 2010 with an effective date of October 10, 2008.

MH/OSTA had come full circle. Although the process took much

longer than we had anticipated, the Board made good use of the time. Some of that time was invested in developing a Strategic Plan and Work Plan that, with eventual financial support from foundation funding, can help park homeowners throughout the state. Other time was used to upgrade our administrative and records processes. And, the Board worked on gaining skills to improve governance capabilities. The results is that we are well-prepared for the next steps. With the 501(c)(3) in hand, we can now

begin to go after funding needed to implement the goals and plans that have been developed.

With all this going on, we have tried to keep member services, the newsletter, and website on track. But we don't doubt that we have missed a beat or two along the way. We very much appreciate the patience, support, and encouragement from members along the way. As always, members are what makes MH/OSTA great and we thank you for that. ■

Money – Honey

By Rita Loberger

We have it – they want it. More phone calls coming in to Washington County, this time regarding tax assessments.

Late last year, I was approached by a Sherwood, OR, community about the excessive tax assessments some of them were being charged. A number of them had gone to Hillsboro, the county seat, and requested print-outs of their assessment sheets. These are available to any homeowner at a minimal charge. As they spoke with neighbors, the inequalities of these taxes soon became evident. Those affected proceeded with action to have a speaker on this issue to answer some of their questions.

Within the week, I received another call, this one from the Forest Grove area. Some of these residents were reporting jumps of as much as 43%. Now we know our homes are not appreciating by leaps and bounds, but the taxes continue to climb.

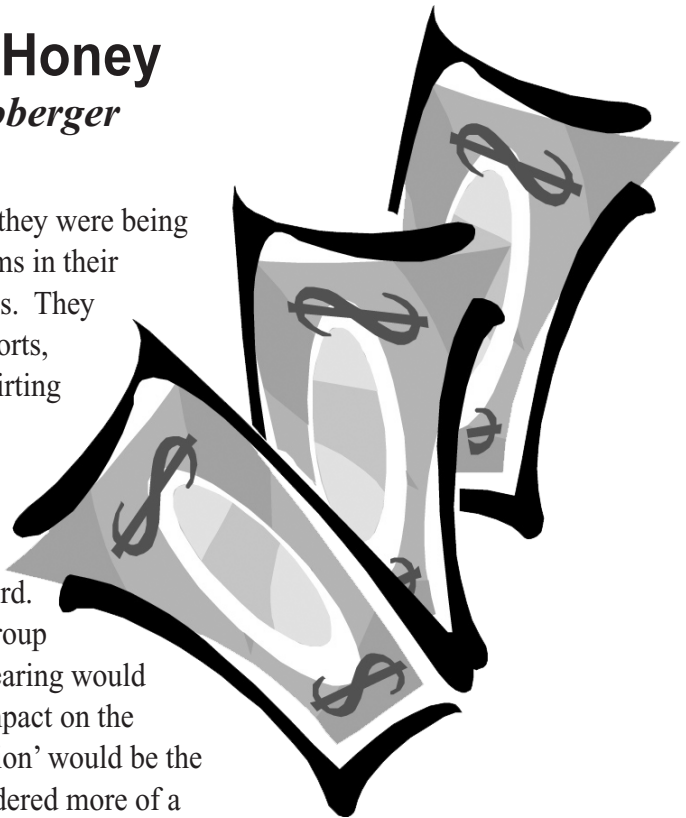
I was able to place these two people in contact with one another and was present on November 28th when a meeting was conducted by W. Scott Phinney, a local attorney and tax assessment specialist. He spent two hours talking about the procedures they could take and what recourse was available. He explained an adjudicated value will hold its value for a period of five years. This is a prior (or to be established) value of the home when it is re-assessed. Many of

the residents found they were being double taxed on items in their manufactured homes. They contended that carports, sheds, decks and skirting were not theirs, but provided by the landowner. Things attached to the land belong to the landlord. Scott suggested a group appeal under one hearing would make more of an impact on the county. A 'class action' would be the next step, but considered more of a legal step.

The team at the Sherwood location had put in numerous hours on their research, obtaining figures on sales, improvements and prior year assessments. I understand since then some have taken their concerns to the next step which is the Magistrate Court. This results in a bigger price tag, but would guarantee an 'adjudication' on their assessment for five years.

As we go to press, it is too late to process these steps this year, but take a good look at what the county wants from you as a homeowner. Pay what is fair – contest what is not !!

Along these same lines – another call came from an on-site manager. He referred to the school tax being assessed in Hillsboro to every new home brought to his property. He



related the bill, SB1036, sponsored by Chuck Riley, requiring a tax of \$1 per square foot of living space and 50 cents per square foot of storage. As additional homes were being delivered to his community, he found the money fast flowing in a negative manner. On January 26th of this year, he appeared before the school board and testified these taxes were NOT meant to be incurred by manufactured home owners, but only applied to stick-built homes. The county and the school system have since backed off, but the homeowners will have to apply for their personal refunds.

In this day and age, we need to be very aware of what we owe and what we need to question. Our phone line is open to you and your neighbors when instances like this occur. ■

News from Lane County District Meeting

By Jane Capron

Your MH/OSTA officers and directors are unable to give legal advice. We offer what help we can, but sometimes we tell you to consult an attorney. The state laws can be convoluted and require legal opinions, and MH/OSTA doesn't currently have an attorney on staff.

Matthew Johnson, a Eugene attorney who has helped people in several manufactured home parks resolve problems, will be our featured speaker at a district meeting on Saturday, March 27. He will discuss some of the manufactured housing concerns that warrant legal aid. Members attending may submit in writing a brief description of a problem they've encountered and a panel will address the issue *"Can I Do This with a Little Help from my Friends or Do I Need an Attorney?"*

The meeting will be two hours and because of the time limit, we won't be taking questions from the floor. You may send your questions ahead of time however, by e-mailing them to me at janeken2@clearwire.net.

Email summaries of concerns or bring a written summary with you to the meeting.

The meeting will be start at 10:15 a.m., on Saturday, March 27, in the Songbrook clubhouse. ■

Awards Program at Woodland Park Estates

By Orval Tubbs

A big THANK YOU goes to Sun Communities. Two years ago Sun Communities, the owners of Woodland Park Estates in Eugene, gave the community relations committee, also known as the "Group of Seven," four hundred dollars towards an awards program to use any way the committee decided. The owners continue to give us money each year, and the committee is currently deciding how to best use the money and show our appreciation to the owners.

Up to now awards have been given for golf and pool competitions. This year we have decided to try something different, and for each of three months we are going to select a home in Woodland Park that presents

a neat and outstanding appearance and award the homeowner(s) twenty-five dollars. A home can only receive the award once per year. If we get positive feedback from the park residents and park management we would then continue for an undetermined length of time with the twenty-five dollar awards.

The guidelines for the choice of each month's winning home will be the park rules as to what items can be in the driveway, and around the space, how well the yard is maintained and the general overall appearance of the space. There will be no set date for the judging, but the winner will be determined by the 20th of each month and announced in the park newsletter. ■

Money-Raising, Fun and Games at SongBrook in Eugene

By Ken Capron

Our chapter at SongBrook has been pretty successful keeping the treasury full enough to offer pizza, beer, and wine to our members at our semi-annual meetings. The biggest money raiser is the June garage sale.

Two years ago, thanks to the very generous gift from a member of a garage full of expensive tools, we cleared over four hundred dollars. Four times a year we offer bingo after a potluck, and this always provides us somewhere between fifteen and thirty-five dollars.

We have also donated one hundred dollars annually to the state organization. ■

How 501(c)(3) Lobbying Limits Effect MH/OSTA Chapters



When people bring their problems to legislators for solution, it's called representation. But when people propose solutions to problems to legislators, it's called lobbying. Over the years, OSTA has done more than plenty of both in Salem.

Now that MH/OSTA is a 501(c)(3) nonprofit, some members have

expressed concerns that we will no longer be involved in lobbying. Rest assured, that is not the case. There are restrictions on the amount of money we can spend on lobbying but long-time members can attest to the fact that OSTA has never had tons of money to spend on lobbying. Over the years, members' dues have had to stretch to cover lobbying, getting information out to members through newsletters and meetings, and office expenses. And most years it has been a tight stretch.

A 1976 law and subsequent regulations rule that a nonprofit can spend up to 20 percent of its first \$500,000 annually on lobbying, 15 percent of the next \$500,000, 10 percent of the next \$500,000, and so on up to one million dollars. Between membership fees and however much we can attract in grant funding, MH/OSTA is likely to be in the 20 percent range for quite a few years. And we'll certainly let you know if we are ever in danger of exceeding the million dollar max!

As a Chapter of MH/OSTA, you are not restricted since Chapters are

independent; actions of a Chapter are not considered by the IRS to be the actions of MH/OSTA. Chapters may, for example, express their views by writing letters to or speaking with legislators (called 'direct' lobbying) or urge others to support or oppose proposed legislation or officials (called 'indirect' or 'grassroots' lobbying.) Chapters may also want to invite State senators or representatives and local officials to speak at your park meetings. There are a few Chapters that have applied for their own 501(c)(3) classification and those Chapter may have some restriction that apply. But for the majority of Chapters, direct or indirect lobbying activities do not affect MH/OSTA limits.

It is important when lobbying that you identify yourself as a member of a MH/OSTA Chapter. You must make it clear that you speak for yourself or your Chapter and not for the entire organization. After giving your name(s), you would add the name of your Chapter, for example, Midway Manor, Chapter 925 MH/OSTA.

Participation in the public policy process has never been more important than it is today. As MH/OSTA ramps up educational programs throughout the state, we will continue to lobby for park homeowners and follow the IRS regulations. Elected officials have a lot on their plates and benefit from workable solutions brought to them about issues people face. Most will even tell you that they actually appreciate the help. ■

What is Lobby? What's Not?

Some activities that people might think of as lobbying, are not considered lobbying by regulations.

It is NOT lobbying to:

Contact government agencies and legislators regarding regulations already in place.

Educate people about pending legislation as long as you don't include a 'call-to-action' (which would be, for example, telling people to call, write, or email their representative to support or oppose pending legislation.)

Provide testimony in response to a written request from a legislative committee.

Discuss broad policy issues in newsletters and forums, so long as you don't address the pros and cons of specific legislation.

RIGHT²KNOW Statute Study Guide

ORS 90.600



Increases in Rent; Notice; Meeting with Tenants (commonly called 'Committee of Seven'); Effect of Failure to Meet.

ORS 90.600 Verbatim

(1) If a rental agreement is a month-to-month tenancy to which ORS 90.505 to 90.840 apply, the landlord may not increase the rent unless the landlord gives notice in writing to each affected tenant at least 90 days prior to the effective date of the rent increase specifying the amount of the increase, the amount of the new rent and the date on which the increase becomes effective.

(2) This section does not create a right to increase rent that does not otherwise exist.

(3) This section does not require a landlord to compromise, justify or reduce a rent increase that the landlord otherwise is entitled to impose.

(4) Neither ORS 90.510 (1), requiring a landlord to provide a statement of policy, nor ORS 90.510 (4), requiring a landlord to provide a written rental agreement, create a basis for tenant challenge of a rent increase, judicially or otherwise. *(Continues Page 2.)*

ORS 90.600 Study Notes

Section 1 says that for **month-to-month rental agreements** (as opposed to fix-term rental agreements) **landlords may increase space rent only after giving the tenant written notice at least 90 days** before the increase goes into effect. The notice must specify the amount of the increase, amount of new rent, and effective date.

Fixed term rental agreements ('leases') may include provisions raising rent by a certain amount at certain times during terms of the agreement (for example, annually by the CPI increase.)

This statute applies to rent for spaces for manufactured dwelling and floating home covered in ORS 90.505 to 90.840 -- the statutes specific to "Manufactured Dwelling and Floating Home Spaces." ORS 90.100 to 90.465 (the "General Provisions" for residential landlord and tenant) also apply. If there are inconsistencies, the more specific, ORS 90.505-90.840 controls.

Sections 2 and 3 say that this statute does not give landlords the right to increase rent, nor does it require landlords to compromise, justify, or reduce a rent increase to which a landlord is entitled. It just says that if there is an increase, a 90-day notice is required.

Section 4 says that tenants **may not challenge** a rent increase as part of a suit or action to remedy under ORS 90.510, which requires landlords to provide a statement of policy and written rental agreement. While ORS 90.510(8) says that intentional failure to provide these documents is cause for a suit or action, 90.600(4) says that a rent increase cannot be part of that suit or action.

If the landlord follows procedures required by Section 1, there is no limit on the amount or frequency of rent increase(s), other than the general good faith duty imposed on all parties by ORS 90.130 and the ORS 90.765 prohibition on retaliatory rent increases. As opposed to park landlords, **apartment** landlords can raise rent on 30-days' written notice -- this is true also for park tenants who **rent both** the manufactured home and space.

Oregon law prohibits local governments (cities & counties) from adopting ordinances which limit rent increases in rental housings (including parks.) ORS 91.225. This statute does not prevent the legislature from adopting statewide rent control.

PLEASE NOTE

Right2Know Factsheets are provided by MH/OSTA to help manufactured homeowners who rent space in Oregon's manufactured home parks better understand their rights as homeowner/park tenants. While these factsheets are about Oregon law, they **SHOULD NOT BE CONSIDERED LEGAL ADVICE**. The factsheets are for educational purposes to help build better relationships between homeowners and park management. Factsheet information is directed only to homeowner/park tenants and may not apply to renter/park tenants relationships, or other landlord-tenant relationships. Oregon Revised Statutes are shown from the most recent ORS at the time of the printing of the factsheet and do not include cross-referenced statutes. For complete and most current ORS go to: www.ohcs.oregon.gov/OHCS/CRD/OMDPCR/docs/chapter90.shtml

If you need legal advice, we strongly encourage you to seek the assistance of an attorney.

ORS 90.610 Verbatim (continued)

(Continued from Page 1)

(5)(a) The tenants who reside in a facility may elect one committee of seven or fewer members in a facility-wide election to represent the tenants. One tenant of record for each rented space may vote in the election. Upon written request from the tenants' committee, the landlord or a representative of the landlord shall meet with the committee within 10 to 30 days of the request to discuss the tenants' nonrent concerns regarding the facility. Unless the parties agree otherwise, upon a request from the tenants' committee, a landlord or representative of the landlord shall meet with the tenants' committee at least once, but not more than twice, each calendar year. The meeting shall be held on the premises if the facility has suitable meeting space for that purpose, or at a location reasonably convenient to the tenants. After the meeting, the tenants' committee shall send a written summary of the issues and concerns addressed at the meeting to the landlord. The landlord or the landlord's representative shall make a good faith response in writing to the committee's summary within 60 days.

(b) The tenants' committee is entitled to informal dispute resolution in accordance with ORS 446.547 if the landlord or landlord's representative fails to meet with the tenants' committee or fails to respond in good faith to the written summary as required by paragraph (a) of this subsection.

[Formerly 91.869; 1991 c.844 §8; 1995 c.559 §35; 1997 c.577 §26a; 1999 c.676 §21; 2001 c.596 §36]

ORS 90.610 Study Notes (continued)

Section 5(a) creates tenants' right to elect by one vote per space, a tenants' committee made up of seven or fewer tenants. This is commonly called the 'Committee of Seven.' On written request the landlord (or landlord's representative) must meet with the committee within 10 to 30 days to discuss tenants' concerns. **Notice line 11 specifies "nonrent" concerns -- discussion of rent is excluded.**

The statute goes on to say that (unless otherwise agreed on) landlords must honor the committee's request to meet at least once (but not more than twice) a year and to meet in the park, if there is a meeting space, or at a location convenient to tenants.

After the meeting, the committee must send the landlord a written summary of concerns addressed at the meeting. Then within 60 days, the landlord must send the committee a written 'good faith'* response.

Tenants could sue a landlord who fails to meet or to give a good faith response, although there is no statutory penalty and the only remedy the court could give would be an order to the landlord to comply (plus make the landlord pay the tenants' attorney fees.) Similarly, although it seems unlikely, the landlord could sue the Committee of Seven tenants if they failed to produce the required written summary.

**Good faith,' means: Honesty; a sincere intention to deal fairly with others. Good faith is an abstract, comprehensive term that encompasses a sincere belief or motive without any malice or the desire to defraud others. It derives from the translation of the Latin term *bona fide*, and courts use the two terms interchangeably. (See ORS 90.100(17) for statutes' definition.)*

TIPS: A tenants' committee can be a valuable step in improving communications and works well when:

- The committee focuses on parkwide concerns, functioning as a 'grievance committee' and does not take on additional activities such as social functions, fundraising, or individual problem-solving.
- Committee members know or learn Chapter 90 statutes and can negotiate solutions that preserve and protect tenants' rights as provided for in Oregon law.
- Has the support and back-up of a pro-active MH/OSTA Chapter that provides direct communication with park tenants (such as a park newsletters or meetings), opportunities for positive community-building activities, support of individuals (problem-solving for issues that are not parkwide,) and fundraising. An active Chapter allows the tenants' committee to stay focused and effective.

Section 5(b) says that, per ORS 446.547, tenants are entitled to informal dispute resolution (mediation) if the landlord fails to meet with or respond in good faith to the written summary.



Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) County Directory

Park homeowners who call MH/OSTA's toll-free phone number, are called back by a volunteer. Most MH/OSTA call-takers are District Directors who are also park homeowners and offer years of experience helping people who live in parks. **But they are not lawyers and cannot offer legal advice.** When a caller has received an eviction notice, feels they have legal claim against the landlord or park owner for wrongdoing, has legal problems with their home title, or any other serious legal woes, it is in that person's best interest that they receive qualified, legal advice from an attorney. And, usually, time is of the essence.

When this happens, MH/OSTA call-takers will usually recommend the person start by contacting legal aid. If the person is low-income or a senior, the help is often free. Depending on the county, help may not be income or age qualified and some counties also offer modest-means programs. Finding out if you can get help starts with a call to the Legal Aid Service (LASO) or Oregon Law Center (OLC) for your area.

The directory printed on pages 10 to 15 is from www.oregonlawhelp.org. You can access updates for this information online by going to that site and clicking Oregon. The site also list the Public Benefits Hotline (a joint project of LASO and OLC) -- 1-800-520-5292. There people may get help about other types of assistance, such as Supplemental Security Income, food stamps, TANF (Temporary Assistance to Needy Families) assistance and more.

Although the information printed here can be found online, in talking to many people who live in parks, we find that a great number of them either do not have access to the Internet or have limited skills navigating around the World Wide Web. For those folks and for anyone who finds a printed version more convenient, the next few pages show contact information and locations for Legal Aid Service (LASO) and Oregon Law Center (OLC) offices listed by the Counties they served.

BAKER

Consultations every third Monday of month at Community Connections, 1 p.m.; must call OLC Ontario office first.

OLC Ontario Regional Office

225 SW 1st Avenue, # 6

Ontario, OR 97914

1-888-250-9877 or (541) 889-3121

Mon. - Thurs., 9 a.m. to 12:30 p.m. and 1:30 p.m. to 5 p.m.

BENTON

Outreach once a month to persons 60 and older in Albany, Corvallis, Lebanon, and Sweet Home through senior centers and in-home visits; call the Albany office for appointments.

LASO Albany Regional Office

433 Fourth Avenue, SW

Albany, OR 97321

(541) 926-8678 or 1-800-817-4605 (for long distance only)

Monday - Friday, 9 a.m. to noon and 1 p.m. to 5 p.m.

CLACKAMAS

LASO Oregon City Regional Office

421 High Street, Suite 110

Oregon City, OR 97045

(503) 655-2518 or 1-800-228-6958 (for long distance calls only) *Mon.- Fri., 9 a.m.-noon and 1-4 p.m.*

Farmworker law issues only:

LASO Woodburn Farmworker Office

397 N. 1st Street

Woodburn, OR 97071

(503) 981-5291 and 1-800-662-6096 (nationwide)

Mon. - Fri., 9 a.m. to 5 p.m. Evening hours by appointment.

CLATSOP

LASO Hillsboro Regional Office

230 N.E. Second Avenue, Suite A

Hillsboro, OR 97124

(503) 648-7163 or 1-888-245-4091

Mon. - Fri., 9 a.m.-11:30 a.m. and 1:30 p.m.-5 p.m.

Tenant Hotline: (503) 648-7723; Mon. and Wed., 9-noon.

Evenings for employment, consumer, and tax problems:

(503) 640-4115; Mon., 5-7 p.m.

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Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) County Directory *(continued from Page 10)*

COLUMBIA

LASO Hillsboro Regional Office

230 N.E. Second Avenue, Suite A
Hillsboro, OR 97124
(503) 648-7163 or 1-888-245-4091

Mon.- Fri., 9 a.m.-11:30 a.m. and 1:30 p.m.-5 p.m.

Tenant Hotline: (503)648-7723; Mon. & Wed., 9 a.m.-noon.

Evening phone hours for employment, consumer, and tax problems: (503) 640-4115; Mon., 5-7 p.m.

Columbia County Legal Aid

(a volunteer lawyer referral program)

270 South 1st Street (P.O. Box 1400)
St. Helens, OR 97051
(503) 397-1628

Tuesday - Friday, 9:30 a.m. to 2:30 p.m. includes a satellite office of LASO-Hillsboro and a pro bono project.

COOS

OLC Coos Bay Office

Compass Building, 455 S. 4th Street, Suite 5
Coos Bay, OR 97420
(541) 269-1226 and 1-800-303-3638

Monday - Thursday, 1:00 p.m. to 4:00 p.m.

CROOK

LASO Bend Regional Office

1029 NW 14th Street, Suite 100
Bend, OR 97701
(541) 385-6944 or 1-800-678-6944

Mon. - Wed., 10:00 a.m. to 2:00 p.m.

Outreach to Prineville courthouse: first come, first served; 1-4 p.m. on the fourth Wednesday of the month.

CURRY

OLC Coos Bay Office

Compass Building, 455 S. 4th Street, Suite 5
Coos Bay, OR 97420
(541) 269-1226 and 1-800-303-3638

Mon.-Thurs., 1-4 p.m.

Outreach to Brookings, third Wed. of month, 1 p.m. at Community Action in Brookings; walk-in.

Outreach at Port Orford and Gold Beach, by appointment; call OLC Coos Bay Office.

Self-help divorce and custody classes, third Wednesday of every third month; call the Coos Bay Office.

DESCHUTES

LASO Bend Regional Office

1029 NW 14th Street, Suite 100
Bend, OR 97701

(541) 385-6944 or 1-800-678-6944

Monday - Wednesday, 10:00 a.m. to 2:00 p.m.

DOUGLAS

LASO Roseburg Regional Office

700 SE Kane Street (P.O. Box 219)
Roseburg, OR 97470
(541) 673-1181

Mon.-Wed., 10 a.m. to noon; closed Thurs. and Fri.

Custody classes, second Tues. of month, 2-5 p.m. at the

LASO-Roseburg office;*

Divorce classes on the fourth Wed. of the month from 6:15-9 p.m. at the courthouse;*

**First contact Roseburg office to be screened and accepted.*

Western Douglas Cty (Reedsport area) also served by:

OLC Coos Bay Office

Compass Building, 455 S. 4th Street, Suite 5
Coos Bay, OR 97420

(541) 269-1226 and 1-800-303-3638

Monday - Thursday, 1:00 p.m. to 4:00 p.m.

GILLIAM

LASO Pendleton Regional Office

365 SE 3rd Street, (P.O. Box 1327)
Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115

Mon. - Fri., 9 a.m.-noon and 1-5 p.m.

For persons over 60:

LASO Oregon City Regional Office

421 High Street, Suite 110

Oregon City, OR 97045

(503) 655-2518 or 1-800-228-6958 (long distance calls)

Mon.- Fri., 9 a.m.-noon and 1-4 p.m.

GRANT

OLC Ontario Regional Office

225 SW 1st Avenue, # 6

Ontario, OR 97914

1-888-250-9877 or (541) 889-3121

Mon.-Thurs., 9-12:30 p.m. & 1:30-5 p.m. (MST) Closed Fri.

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Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) County Directory (continued from Page 11)

HARNEY

OLC Ontario Regional Office

225 SW 1st Avenue, # 6
Ontario, OR 97914
1-888-250-9877 or (541) 889-3121
Mon. - Thurs., 9:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m. (MST) Closed to the public on Fridays.

HOOD RIVER

LASO Oregon City Regional Office

421 High Street
Suite 110
Oregon City, OR 97045
(503) 655-2518 or 1-800-228-6958 (for long distance calls only) *Monday - Friday, 9:00 a.m. to noon and 1:00 p.m. to 4:00 p.m.*

Farmworker law issues only:

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)
Pendleton, OR 97801
(541) 276-6685 or 1-800-843-1115
Mon. - Fri., 9 a.m.-noon and 1-5 p.m.

JACKSON

Center for Non-Profit Legal Services

(Sponsored by the Jackson County Bar Association)
225 W. Main Street (P.O. Box 1586)
Medford, OR 97501
(541) 779-7291

Mon. - Fri., 8:30 a.m.-noon and 1-5 p.m.

Senior Legal Services: (541) 779-7000

Monday, Wednesday, and Friday, 1-3:00 p.m.

www.cnpls.org

Farmworker law issues only:

LASO Woodburn Farmworker Office

397 N. 1st Street
Woodburn, OR 97071
(503) 981-5291 and 1-800-662-6096 (nationwide) *Monday - Friday, 9:00 a.m. to 5:00 p.m. Evening hours by appointment.*

JEFFERSON

LASO Bend Regional Office

1029 NW 14th Street, Suite 100
Bend, OR 97701
(541) 385-6944 or 1-800-678-6944
Monday - Wednesday, 10:00 a.m. to 2:00 p.m.

Outreach to Employment Division Office in Madras, third Wed. of month from 1-4 p.m.; first come, first served.

Outreach to Warm Springs Reservation on the first Mon. of month at the Family Resource Center, 1-4 p.m.; first come, first served.

JOSEPHINE

OLC Grants Pass Office

424 NW 6th Street, Suite 102
(P.O. Box 429)
Grants Pass, OR 97528
(541) 476-1058

Applicants may call or visit Monday - Thursday, 1:00 p.m. to 4:00 p.m.

Senior Law Hotline: (541) 471-3033

Josephine County residents 60+ years old, of any income, call the Senior Law Hotline on Thurs. only from 1-4 p.m.

KLAMATH

LASO Hotline for Klamath & Lake Counties:

(541) 882-6982 or 1-800-480-9160.

Answered on Thurs., and on most Tues., from 1 p.m. to 4 p.m. The hotline hours are subject to change; when clients and potential clients call the hotline, the message will tell them what the hours the hotline will be answered for answered for that week.

LAKE

LASO Hotline for Klamath & Lake Counties:

(541) 882-6982 or 1-800-480-9160.

Answered on Thurs., and on most Tues., from 1 p.m. to 4 p.m. The hotline hours are subject to change; when clients and potential clients call the hotline, the message will tell them what the hours the hotline will be answered for answered for that week.

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Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) County Directory *(continued from Page 12)*

LANE

Lane County Legal Aid and Advocacy Center

376 East 11th Avenue

Eugene, OR 97401

(541) 485-1017 or 1-800-575-9283 (for long distance calls only)

Monday - Friday, 8:30 a.m. to 11:45 a.m. and 12:45 p.m. to 5:00 p.m.

Drop-ins can get legal advice and be considered for client-status, Monday - Friday, 1:00 p.m. to 3:00 p.m.

<http://www.lclac.org>

LINCOLN

(Serves Lincoln County, which includes the reservations of the Confederated Tribes of the Siletz Indians of Oregon)

LASO Lincoln County Office

304 SW Coast Highway (P.O. Box 1970)

Newport, OR 97365

(541) 265-5305 or 1-800-222-3884 (for long distance calls only) *Monday - Wednesday, 10:00 a.m. to 2:00 p.m.; you can leave messages at all other hours, including evenings and weekends.*

LINN

LASO Albany Regional Office

433 Fourth Avenue, SW

Albany, OR 97321

(541) 926-8678 or 1-800-817-4605 (for long distance calls only) *Monday - Friday, 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.*

Outreach once a month to persons 60 and older in Albany, Corvallis, Lebanon, and Sweet Home through senior centers and in home visits; call the LASO Albany office for appointments.

Farmworker law issues only:

LASO Woodburn Farmworker Office

397 N. 1st Street

Woodburn, OR 97071

(503) 981-5291 and 1-800-662-6096 (nationwide) *Monday - Friday, 9:00 a.m. to 5:00 p.m. Evening hours by appointment.*

MALHEUR

OLC Ontario Regional Office

225 SW 1st Avenue, # 6

Ontario, OR 97914

1-888-250-9877 or (541) 889-3121

Monday - Thursday, 9:00 a.m. to 12:30 p.m. and 1:30 p.m. to 5:00 p.m. (Hours in Mountain Standard Time.) Closed to the public on Fridays.

MARION

Marion-Polk Legal Aid, Main Office

(A regional office of LASO)

1655 State Street

Salem, OR 97301

(503) 581-5265 or 1-800-359-1845

Application screening Monday, 9:00 a.m. to 11:00 a.m. only, and Tuesday, 9:00 a.m. to 11:00 a.m. and 4:00 p.m. to 6:00 p.m., walk-in only. Emergencies any time.

Farmworker law issues only:

LASO Woodburn Farmworker Office

397 N. 1st Street

Woodburn, OR 97071

(503) 981-5291 and 1-800-662-6096 (nationwide)

Monday - Friday, 9:00 a.m. to 5:00 p.m. Evening hours by appointment.

MORROW

Served by LASO Pendleton Regional Office (800) 843-1115. Monthly outreach to ARC in Hermiston.

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)

Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115

Mon.- Fri. 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.

MULTNOMAH

LASO Multnomah County Office

921 SW Washington Street, Suite 500

Portland, OR 97205

(503) 224-4086 or 1-888-610-8764

Mon.- Fri., 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.

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Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) County Directory (continued from Page 13)

POLK

Marion-Polk Legal Aid, Main Office

(A regional office of LASO)

1655 State Street

Salem, OR 97301

(503) 581-5265 or 1-800-359-1845

Application screening Monday, 9:00 a.m. to 11:00 a.m. only, and Tuesday, 9:00 a.m. to 11:00 a.m. and 4:00 p.m. to 6:00 p.m., walk-in only. Emergencies any time.

Marion-Polk Legal Aid, Independence Office

(A regional office of LASO)

769 N. Main Street, Suite B

Independence, OR 97351

(503) 606-3284

Applications for new clients accepted Monday and Wednesday, 1:30 p.m. to 4:30 p.m., walk-in only.

Farmworker law issues only:

LASO Woodburn Farmworker Office

397 N. 1st Street

Woodburn, OR 97071

(503) 981-5291 or 1-800-662-6096 (nationwide) Monday - Friday, 9:00 a.m. to 5:00 p.m. Evening hours by appointment.

SHERMAN

LASO Oregon City Regional Office

421 High Street, Suite 110

Oregon City, OR 97045

(503) 655-2518 or 1-800-228-6958 (for long distance calls only)

Monday - Friday, 9:00 a.m. to noon and 1-4 p.m.

TILLAMOOK

LASO Hillsboro Regional Office

230 N.E. Second Avenue, Suite A

Hillsboro, OR 97124

(503) 648-7163 or 1-888-245-4091

Monday - Friday, 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m.

Tenant Hotline: (503) 648-7723; Monday and Wednesday, 9:00 a.m. to noon.

Evening phone hours for employment, consumer, and tax problems: (503) 640-4115; Monday, 5:00 p.m. to 7:00 p.m.

UMATILLA

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)

Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115

Monday - Friday, 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m. Outreach to ARC in Hermiston on the second Wednesday of every month. Must call the LASO Pendleton office in advance for an appointment. Self-help divorce classes; call LASO-Pendleton for information.

UNION

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)

Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115

Mon.- Fri., 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m. Monthly outreach to La Grande and Elgin. Must call the LASO-Pendleton office in advance for an appointment.

WALLOWA

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)

Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115

Monday - Friday, 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m. Outreach at the senior center in Enterprise on the third Tuesday of every month. Must call the LASO-Pendleton office in advance for an appointment.

WASCO

LASO Oregon City Regional Office

421 High Street, Suite 110

Oregon City, OR 97045

(503) 655-2518 or 1-800-228-6958 (long distance calls)

Mon.- Fri., 9:00 a.m. to noon and 1:00 p.m. to 4:00 p.m.

Farmworker law issues only:

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)

Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115 Mon.- Fri., 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.

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Legal Aid Services of Oregon (LASO) and Oregon Law Center (OLC) County Directory (continued from Page 14)

WASHINGTON

LASO Hillsboro Regional Office

230 N.E. Second Avenue, Suite A
Hillsboro, OR 97124

(503) 648-7163 or 1-888-245-4091

Monday - Friday, 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m.

Tenant Hotline: (503) 648-7723; Monday and Wednesday, 9:00 a.m. to noon.

Evening phone hours for employment, consumer, and tax problems: (503) 640-4115; Monday, 5:00 p.m. to 7:00 p.m.

WHEELER

LASO Pendleton Regional Office

365 SE 3rd Street (P.O. Box 1327)
Pendleton, OR 97801

(541) 276-6685 or 1-800-843-1115

Monday - Friday, 9:00 a.m. to noon and 1:00 p.m. to 5:00 p.m.

For persons over 60:

LASO Oregon City Regional Office

421 High Street, Suite 110
Oregon City, OR 97045

(503) 655-2518 or 1-800-228-6958 (long distance calls)

Monday - Friday, 9:00 a.m. to noon and 1:00 p.m. to 4:00 p.m.

YAMHILL

LASO McMinnville Office

(A satellite office of LASO-Hillsboro)

720 East 3rd Street (P.O. Box 141)

McMinnville, OR 97128

Call the McMinnville satellite office directly (503) 472-9561.

Mon., Tues., and Thurs., 9:30 a.m. - noon and 1:00 p.m. to 5:00 p.m. (On the 2nd and 4th Mon. of the month, 1:00 p.m. to 5:00 p.m. only.)

LASO Hillsboro Regional Office

230 N.E. Second Avenue, Suite A
Hillsboro, OR 97124

Or, call the Hillsboro office at (503) 648-7163 or 1-888-245-4091

Monday - Friday, 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 5:00 p.m.

Tenant Hotline: (503) 648-7723; Monday and Wednesday, 9:00 a.m. to noon.

Evening phone hours for employment, consumer, and tax problems: (503) 640-4115; Monday, 5:00 p.m. to 7:00 p.m.

Farmworker law issues only:

LASO Woodburn Farmworker Office

397 N. 1st Street

Woodburn, OR 97071

(503) 981-5291 and 1-800-662-6096 (nationwide)

Monday - Friday, 9:00 a.m. to 5:00 p.m. Evening hours by appointment.



True or False? When you pay your space rent, it is up to the landlord/manager whether or not you may have a receipt.

ANSWER: FALSE! If you ask for a receipt, you are ENTITLED to a receipt! ORS Title 10 Chapter 90.140(2) says: "A tenant who requests a writing that evidences the tenant's payment is entitled to receive that writing from the landlord as a condition for making the payment. The writing may be a receipt, statement of the tenant's account, or other acknowledgment of the tenant's payment. The writing must include the amount paid, the date of the payment, and information identifying the landlord or the rental property."

If you pay by money order (or cash) or need to document the date or amount you are paying, or even if your bank no longer sends you copies of your cancelled checks, don't be afraid to ask for and receive a receipt. And keep the receipt in your files!



MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477

PRSRT STD
US POSTAGE
PAID
SALEM, OR
PERMIT NO. 268

We are your neighbors.

MH/OSTA Vision

Be the place that the owner of a home in any Oregon manufactured home park:

- Calls for help and directly, or by knowledgeable referral, receives the help they need.
- Trusts to protect and enhance the security, affordability, and quality of their housing choice.

MH/OSTA Mission

Continue to grow a membership network of park homeowners who are increasingly better organized and able to provide and promote:

- Ready access to park homeowner education and information;
- Awareness, protection, and development of park homeowner rights;
- Connection to park homeowner support services provided by others;
- Preservation of manufactured home ownership as affordable housing.

*We are stronger together
than we are alone.*



MH/OSTA MEMBERSHIP APPLICATION

If a friend or neighbor gave you this copy of

THE
osta REVIEW

and you would like to start receiving a quarterly copy, it's easy!
Just become a member of MH/OSTA, for \$30 a year (the equivalent of \$2.50 a month) you'll get the OSTA Review, plus a whole lot more!



Join your neighbors today!

I want to join my neighbors to protect my rights as a homeowner.

☐

NEW MEMBER

☐

RENEWAL

☐

ASSOCIATE MEMBER

PLEASE PRINT. Please note that we respect your privacy. Your personal information is used for membership purposes only. We do not sell or share your information with any other business or organization.

LAST NAME

FIRST NAME

NAME OF SECOND RESIDENT IN HOUSEHOLD

NAME OF MANUFACTURED HOME PARK

ADDRESS

SPACE NUMBER

CITY / STATE / ZIP

HOME PHONE WITH AREA CODE

CELL PHONE WITH AREA CODE

EMAIL ADDRESS. *NOTE: Providing your email address enables us to communicate with you inexpensively. Again be assured that your information is never sold or shared.*

(OPTIONAL)

Referred by:

Please enclose \$30.00 per household annual membership dues (that's only \$2.50 per month.)

Checks payable to MH/OSTA and mail to:
**MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477**