



THE osta

Quarterly Review

OSTA Spotlight— Bill and Carolyn Conner



Carolyn and Bill have been members of OSTA for 26 years, ever since they moved into Greenway Mobile Home Park in Dallas, Oregon. While we don't currently have an MH/OSTA chapter at Greenway, it's gratifying to know we have some long-time members there, the Conners plus three other households, that continue to support our organization.

Before retiring Bill was office manager with Willamette Industries in Dallas and is a 20-year Navy veteran. He loves to bowl and go to the casino. He and Carolyn have five children, 16 grandchildren and four greats. She does crafts and handwork and has woven many Swedish afghans as gifts for her family. She reports that the park has good owners who have done a lot for the residents, and she says OSTA has done a lot for manufactured home owners, too. We thank the Conners for their membership and hope others at Greenway will also join. We'd love to visit the park, meet people, and share our goals. We just need an invitation!

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Affordable Manufactured Housing in the Spotlight

by Rita Loberger

Ninety people, including affordable housing advocates, financiers, funders, attorneys, manufactured home community leaders, and MH/OSTA board members, spent a long day convening in Portland recently to dis-



Chelsea Catto, Rita Loberger, John VanLandingham, and Andrée Tremoulet, all work to preserve affordable housing.

cuss ways to preserve manufactured home communities as affordable housing. Speakers included John VanLandingham, OSTA board member, who writes the bills presented to the state legislature by the Oregon Landlord/Tenant Coalition.

Doug Ryan from CFED (Corporation for Enterprise Development) in Washington DC, opened the meeting and stated that "Oregon is a leader in policy." CFED sponsored the event along with co-sponsors CASA of Oregon and the Wells Fargo Housing Foundation.

Paul Bradley, President of ROC USA based in DC pointed out that Oregon has nine resident-owned communities statewide and that there are 290 communities containing 18,631 homes within the five counties that comprise the greater Portland area. The attendees seemed to realize that with a density problem in Portland, we need to preserve the affordable housing we have in these parks. A suggestion was made that we begin

(continued on p. 3)



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From the Editor...

Nobody Fall! Our “Thoughts on Aging” columnist, Gus Daum, tells us about falling and breaking his hip during an icy spell this winter. He spent three days of Christmas in the hospital, a week at a rehab center, and another week at a daughter’s house before returning home to his manufactured house to rely on a walker and his daughters to help him out. He says, “I am lucky that the fall didn’t do more serious damage, and am glad to be at home.” You all be careful out there, especially during storms and icy weather, and if you need help, call on your neighbors. There are very few who won’t be happy to give a helping hand. And that’s what OSTA is all about—helping each other.

Pipe Dreams. A plumber told us recently that the piping in our house is so shoddy that about 15 years ago a class-action suit against a plumbing manufacturer resulted in the company having to re-plumb many homes, but that was before we sprung a leak. Replacing plumbing pipes would cost several thousand dollars. Many of our homes just aren’t worth the cost of fixing them. Maybe those landlords who think we shouldn’t complain about escalating rents should look at other ways to help us keep our homes affordable: a loan fund? a state inspector? longer warranties on house parts? free classes on home repair and appliance installation? And this expression, “Let the buyer beware” would be just fine if I were a plumber, but what do I, a sweet little old lady, looking to find an affordable place to spend my final years, know about checking out water pipes? Let me know what you think.

New Chapter Presidents? Be sure to send us the names and contact information! Contact me at capron.jane@gmail.com or snail mail at P.O. Box 24958, Eugene, OR 97402.

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From The President...*Gary Walters*

Well, the state OSTA board went back to work in January after our December hiatus and I have been busy visiting the chapters we have here in the Rogue Valley. I like to go and visit them and sometimes they want me to be a speaker. I bring them up to date on current board issues and explain that their membership is supporting the things OSTA is doing to help them.

Now to get to the pet peeve of all residents of MHPs—rent control. As most of you know there is no rent control in Oregon. The Coalition has been kicking the subject around, but I don't think it will go very far. I realize the owners need to make a profit, but how much is enough? There's a reason why parks are called "cash cows" by some people.

Managers are the hot topic in this part of Oregon. As a district director, 80% of the calls I get from this area are about problems with managers. The rest of the calls don't seem to have a lot to do with OSTA. I get questions about a neighbor or what color to paint a home or where to buy one. I don't mind these calls, but like I said, they don't have anything to do with OSTA.

Well enough of that! Get your neighbors to join OSTA if they haven't already joined. Stay in good health and we will talk again in June.

Gary



Affordable Housing in Spotlight (continued from p. 1)

meeting with our local county commissioners to establish zoning law changes stabilizing our manufactured housing communities so the land we sit upon cannot be changed for multi-housing or industrial use.

The panel and guest speakers represented many areas of manufactured housing. Ishbel Dickens, the National Manufacture Housing of America (NMHOA) executive director introduced Diane Pense, a resident of a small park where the 10 residents are being displaced because an apartment builder has purchased the land beneath their homes. Their eviction date is this fall with no way to move their homes or reconstruct the neighborhood they have shared for the last 15 years. Children will be moved to new school systems and friendships broken. Many of the people at this meeting had never heard a first-hand story from a displaced homeowner. It made quite an impression. It was also quite interesting to note these speakers who work with these issues on a daily basis do not reside in manufactured home communities.

There was a session on home preservation which we all thought was an option to new parks being established. There was also a Power Point presentation of a park purchased and rehabilitated by St. Vincent de Paul of Eugene.

Financing information was provided by members of CASA of Oregon and Paul Bradley from ROC USA. Bill Van Vliet, executive director of the Network for Affordable Housing was also a presenter.

One of our lunch speakers was Michael Parks from the Meyer Trust in Portland. OSTA has worked with them in the past when applying for grants. Single Family Finance was another presenter with Ted Brady from the Vermont and New Hampshire USDA RD speaking to us via phone connection from the East coast. Stacy Epperson made a good presentation representing Next Step in Portland.

Health and Housing through Willamette Neighborhood Housing Services, a Eugene company with offices in Corvallis, spoke of the ageing-in-place opportunities that OSTA has long strived to implement.

The last speakers of the day were John VanLandingham and John Van Alst from the National Consumer Law Center in Washington. They answered questions from the floor about federal and state laws affecting affordable housing in manufactured communities.

Closing remarks were made by Doug Ryan, Peter Hainley, executive director of CASA of Oregon, and Andrea Levere, President of CFED. The long day was exhausting, exhilarating and informative. We hope we can report progress in the upcoming months.

Affordable Housing a Growing Concern

In Curry County, NeighborWorks Umpqua is spearheading efforts to repair and/or replace substandard mobile homes with ones that are designed for ageing in place in Curry County and hopefully later expanding the program statewide. It is estimated that 3,000 Curry County residents are eligible for housing assistance.

In the past ten years, the St. Vincent de Paul Society of Lane County has purchased five manufactured home parks in the county, the latest being Tivoli MHP in Junction City. The others are Harwoods Mobile Manor, also in Junction City, Hillcrest and Oakridge MHPs in Oakridge, and the Garfield Apartments and Trailer Park in Eugene. As a non-profit organization, 60% of the homes are or will be rented to low-income residents, defined as those below 80% of the median income. Concerned about providing affordable housing to county residents, SVdP has developed close to 1,300 affordable housing units in Lane County, including housing for veterans.

There are approximately 1,100 manufactured housing parks with 62,700 spaces statewide. This represents a significant portion of the affordable housing stock available to low- and fixed-income Oregonians. Preserving manufactured housing communities through sales to nonprofit owners or conversion to resident ownership are effective strategies for preserving affordable manufactured housing in Oregon. With the help of CASA of Oregon, seven manufactured home parks have been purchased by the residents with a goal of making manufactured home living affordable.

St. Vincent de Paul, NeighborWorks Umpqua, and CASA of Oregon applied for and received grants to help them realize their goals. MH/OSTA, unfortunately, has no grant writer at the present time, but we support efforts to make housing affordable, especially since, according to Shaun Donovan, U. S. Secretary of HUD, “We are in the midst of the worst rental affordability crisis that this country has know.” In the next 10 years it is expected nearly 15 million people will be spending at least half their income on rent. In the past, guidelines were for renters to spend 1/3 of their income on rent, not half of it. It is imperative that we increase the stock of affordable housing and devise alternative living arrangements that don’t include sleeping on the streets.

Snap Can Raise Money for Oregon

If everyone eligible to receive food stamps would accept them, Oregon would get \$500 Million in federal dollars. But older Oregonians, even though they may be struggling to get enough nutritious food to maintain health, are not applying for them. That means a loss to our local communities that would otherwise help all who are associated with the local food scene. This is not an issue of individual pride but one of economic necessity and growth. For further information go to oregonhunger.org/blob/2913-14-snap-participation-report.

Solutions Sought for Displaced MH Residents

Vicki Walker, Oregon State Director of Rural Development, and Christine Lundberg, mayor of Springfield, have been appointed by Gov. Kate Brown to lead a newly formed Manufactured Home Park Closure and Tenant Displacement Collaborative. At their first meeting last month, they and members of the collaborative, including MH/OSTA’s John VanLandingham and Chelsea Catto, began to consider ways to solve problems created by potential mobile home park closures. Up to 1,400 manufactured home sites in Springfield, including 22 communities in the Glenwood area between Springfield and Eugene, have the strong interest of developers. Mayor Lundberg hopes the group’s suggestions can be applied statewide. We will follow and report on the progress of this Oregon Solutions Project to help people in danger of losing their homes.

Why Manufactured Homes Are Considered Affordable

Rents are unaffordable in many parts of the country, especially on the West Coast, with some renters paying 40% of their income on rent. Rents increases are expected to slow down a bit, mainly because the supply of new multi-family homes, including apartments, is catching up to demand, especially in Portland, Seattle, Denver and Atlanta. In Portland, the Zillow Real Estate Marketplace shows projected rents increasing 3.8% between Dec. 2015 and Dec. 2016, the average value going from \$1,689 to \$1,753. Too bad retirees’ incomes don’t rise.

OSTA Chat Room

Your host, Jane Capron

(The cost of almost everything is going up, but those of us on fixed incomes are seeing our income stagnate or even go down. For instance, mine! I'm getting \$10 a month less this year than last because of increased Medicare charges. So I asked some of you for ideas on stretching that monthly income.)



Groceries: To get started, here's something I found in a recent AARP Bulletin, a list of 10 nutritional foods and their cost per serving: carrots—13¢ per serving; plain low-fat yogurt—52¢ per serving; cottage cheese—88¢; frozen peas—23¢; canned salmon—70¢; whole frozen turkey breast—33¢; black beans—43¢; russet potatoes—50¢; brown rice—25¢, and canned tomatoes—25¢. Those are pretty healthful-sounding foods for a good price. And don't hesitate to apply for federal food aid through the Supplemental Nutritional Assistance Program (SNAP). Those cards look just like a charge card, so the woman in line behind you won't ever know what you're using unless she has one, too!

Good Used Items: Our park has a day-long, free exchange of goods called "Nice Twice" every month. Donated household goods or clothing that are left over after the exchange go to a thrift store, usually the Jacksonville store, whose income goes to the building of a new community building in town. Also, I often go in at the end of the day and take clothing suitable for teenagers and young adults for the Maslow Project, which helps homeless kids from babies to age 21. I have been lucky enough to get lots of nice shoes and warm jackets, slacks and tops for the kids. For 2016, we were informed of a \$15 rent increase the first of October, but in December got a notice that due to no increase in Social Security, that increase was reduced by \$4, which was a nice gesture from the owner.

—Dee Evers, Jacksonville Royal Mobile Estates

Jane responds: Wow! Don't we wish all our landlords would be this considerate about rent increases!

Electricity Costs: I was just talking with someone about trying to save electricity costs. We talked about using candles on occasion—as long as they are used safely. And a flashlight with an LED light can be used creatively, such as by placing it pointing out into a room for illumination.

—Carol Hanrahan, Shadow Ranch, Roseburg

Jane responds: The EPA says the average household spends about \$2,000 per year on utilities, mainly for heating and cooling. Ways to save include changing your furnace filter every three months, not blocking your heating vents, asking your utility company about energy discounts, opening your curtains and blinds when the sun shines to let that heat in and closing them in hot weather, and sealing and insulating windows and heating ducts.

Community Gardens and Coupon Sharing: Besides having community rummage sales open to outsiders and using the Habitat for Humanity Restore for home updates, we stretch our income through a community garden and a sharing table for those needing produce, and at Friday morning coffee sessions we share coupons and information about stores and restaurants. A Disaster Preparedness chairperson writes monthly articles for our newsletter with suggestions of what we need to have set aside for bad times. It's cheaper to collect items a bit at a time. At our Friday morning coffee session we exchange information and coupons. Our activity president announced a contact person in our area if we needed assistance for home repairs. This group generally expects the resident to assist in these improvements.

—Rita Loberger, Eldorado MHP

Jane responds: SongBrook, the park I live in, also has a community garden and our green thumbs are extremely willing to share, putting extra tomatoes, zucchini, and those veggies that grow in abundance on a bench by the mailboxes for us to help ourselves. I plant lettuce and chard in my flower garden. They make a beautiful backdrop to nasturtiums and marigolds.

Shopping Sales: don't pay full price for anything! Most things go on sale every six to eight weeks.

—Diane Scott, Golden Oaks, Springfield

Next Issue: Let's chat about children's savings accounts. See p. 14 this issue for information.

Chapter News

Scandia Village, Junction City

from Ruth Kiscoan, Chapter President

Police Chief Mark Chase visited a recent Scandia Village monthly park meeting to share some important safety ideas:

1. Keep porch lights on during winter months or use motion lights around our homes.
2. Lock up sheds and outbuildings.
3. Report break-ins even if nothing is taken so the police department has information as to where best to patrol.
4. Know your neighbors and become aware of their routines.
5. Participate in a Neighborhood Watch program,

Jacksonville Royal Mobile Estates

from Dee Evers, Chapter President

Our chapter takes "welcome bags" to new tenants with brochures and info about our town, a sheet about our chapter, and some fresh baked cookies. We inform them of regular activities in the clubhouse (which are printed in the newsletter as well), and encourage them to come and get acquainted with their neighbors. We have a sporadic "helping hands" service that is limited as we don't have any active men in the group at present. We sometimes take meals to sick neighbors too.

Pineview/Silverglen MHP, Sutherlin

from Twyla Morford, Outgoing President

Officers recently elected to the MH/OSTA chapter board are Gella Stewart, president, and Norma Hash, vice-president, who both live at Pineview, and Pam Sawaya, secretary, and Redda Riley, treasurer, who both live at Silverglen.

We have two major projects this year: a membership drive and electing a Committee of 7. I feel good about the new officers and the excitement that was in the air at the meeting. They are going to get more people involved and encourage the owners to take notice of the needs in this park. I was glad I could serve the first year and help get our chapter started.

Pacific Village MHP, Medford

from Gary Walters, District Director



The board of our newly established MH/OSTA chapter in Medford smile for the camera. From left are Rita Bailey, treasurer; Preston Price, president; Gary Walters, who in his role as district director organized and installed the officers, and Shawna Huggins, secretary/vice-president. Martha Edwards, not pictured, is the vice-president. We welcome Pacific Village to our OSTA neighborhood and want to hear about the good work they do in their park.

Knoll Terrace MHP, Canyonville

from Lillian Anderson, Chapter Vice-President

Knoll Terrace residents were pleasantly surprised by their reduced winter water bills. The previous owner was overcharging the residents for water and stated the charges were a straight pass through to the City of Canyonville, which was not true. Knoll Terrace residents were actually charged more than the regular city residents and the difference was not paid to the City of Canyonville. Our RRC, Resident Relations Committee (Committee of Seven), diligently sought to bring awareness of this issue to the new owner/managers – Granite/ Inspire Communities. Our RRC achieved this by informing them of Oregon State law (Title 10 Chapter 90), by sending emails and a letter from our attorney, and publishing articles in our monthly newsletter. Granite/ Inspire Communities responded to correct the situation. There were meters already in place in most our community. Our maintenance manager checked them to ensure accuracy, installed meters in the common areas, and installed or replaced meters, where needed. All our homes are now using sub-meters. Many Knoll Terrace residents are thankful to our RRC their efforts and to the new owners for their response in correcting this issue.

Chapter News continued Page 11

RIGHT²KNOW *You May Be Surprised!*

Chapter 446—Mobile Home & Manufactured Dwelling Parks, Codes Landlords Have to Follow When Building a Manufactured Home Park

446.055 ...four to six manufactured dwellings shall be sited in conformance with the comprehensive plan and land use regulations for other dwellings of similar capacity within the zone in which the manufactured dwellings are sited.

For us, this means that any time a landlord puts four manufactured/mobile homes on a plot of rented land, the four are considered a manufactured home park. A single home or two on a plot of land cannot be considered a park.

446.062 Rules regulating parks; state building code requirements; approval for new construction or additional lots. (1)(a) The Director of the Department of Consumer and Business Services shall issue rules under ORS chapter 183 to regulate mobile home or manufactured dwelling parks. These rules shall conform to ORS 446.090 to 446.140.

(b) Any water system serving a mobile home or manufactured dwelling park is subject to ORS 448.115 to 448.285 and the rules adopted pursuant thereto.

(2) Mobile home or manufactured dwelling parks are subject to ORS 446.003, 446.055, 446.072 to 446.100, 446.140 and 446.271 and the state building code, as defined in ORS 455.010, and the rules adopted thereunder by the director under ORS chapter 183.

(3) The Department of Consumer and Business Services shall review plans and inspect construction of mobile home or manufactured dwelling parks to ensure compliance with subsection (2) of this section. The director shall adopt rules under ORS chapter 183 to provide a schedule for plan review fees and construction inspection fees.

(4) A person shall not construct a new mobile home or manufactured dwelling park or add lots to an existing mobile home or manufactured dwelling park without approval by the department.

(5) Installation of a submeter as provided in ORS 90.537 to measure water consumption at a space in an existing manufactured dwelling park is a minor plumbing installation under ORS 447.076 and may be performed under a statewide permit and inspection system for minor construction work established under ORS 455.155. [1953 c.490 §13; 1959 c.562 §13; 1969 c.533 §15; 1975 c.793 §8; 1981 c.190 §6; 1983 c.707 §3; 1987 c.414 §21a; 1987 c.604 §11; 1989 c.648 §3; 1993 c.744 §48; 1995 c.318 §1; 2001 c.411 §13; 2011 c.503 §11]

These are the State Department of Consumer and Business Services building codes that landlords have to follow concerning water systems, park construction, fees and inspections, and installation of submeters.

446.066 Inspection of parks. The Department of Consumer and Business Services may inspect every mobile home or manufactured dwelling park in order to determine whether it conforms with the provisions of ORS 446.003 to 446.200 and 446.225 to 446.285 and the rules adopted pursuant thereto. Any person operating such facilities shall at all reasonable times, upon request of the department, permit access to all parts of the facilities. [1953 c.490 §14; 1969 c.533 §16; 1973 c.560 §7; 1975 c.793 §9; 1983 c.707 §4; 1989 c.648 §4]

446.072 Uniform enforcement throughout state. The Department of Consumer and Business Services shall make surveys necessary to assure uniform enforcement throughout the state with respect to mobile home or manufactured dwelling parks. [1953 c.490 §17; 1959 c.562 §14; 1975 c.793 §10; 1983 c.707 §5; 1989 c.648 §5]

The Department of Consumer and Business Services (hereafter DCBS) may inspect parks at reasonable times to make sure landlords are following the rules. BUT notice this next section:

446.090 Application of ORS 446.095 to 446.105. ORS 446.095 (3), 446.100 (1)(c) and 446.105 do not apply to a mobile home park that was constructed before August 5, 1959. However, any changes or additions made in any mobile home or manufactured dwelling park after August 5, 1959. However, any changes or additions made in any mobile home or manufactured dwelling park after August 5, 1959, shall conform to ORS 446.095 to 446.105 and the rules issued thereunder.

RIGHT²KNOW Cont

So if your park is really old, built before August 5, 1959, the above rules don't apply unless the landlord has done some upgrading. And for your sake we sure hope he has! Any remodeling, etc. must conform to the DCBS guidelines that include inspection and enforcement and the rules that follow.

446.095 Park construction and facilities. The owner or operator of a mobile home or manufactured dwelling park shall:

(1) Construct well-drained and hard-surfaced park streets at least 20 feet in width, unobstructed and open to traffic within the mobile home or manufactured dwelling park. If the owner or operator permits parking of motor vehicles on the park streets, the owner or operator shall construct the park streets at least 30 feet in width.

Your district directors have received questions about street widths, mainly related to parking. If the street is only 20 feet wide, that's not enough room for emergency vehicles if cars are parked on the street, so you may have parking restrictions. You may have some parking restrictions even if your street is 30 feet wide, usually something like day-time parking only. If parking is limited by narrow streets, your Committee of Seven can wheel and deal with management over other parking arrangements.

(2) Provide to each tenant an adequate supply of healthful water and adequate electric power and sewerage facilities. All plumbing shall be installed in compliance with ORS 447.010 to 447.156 and 447.992 and the rules of the Department of Consumer and Business Services adopted thereunder.

Unlike the people of Flint, Michigan, Oregonians are entitled to healthful water. If tests show the water is unsafe or the electric power and sewers are inadequate, the DCBS should be notified.

(3) Provide, except as specified in subsection (4) of this section, a separate general play area restricted to that use, if the mobile home or manufactured dwelling park accommodates children who are under 14 years of age. No separate play area shall be less than 2,500 square feet in area. At least 100 square feet of play area shall be provided for each manufactured dwelling occupied by children.

Any MH family park—with children under 14—built after Aug. 5, 1959, is required to have a playground, with the following exception:

(4) Not be required to provide a separate play area if the mobile home or manufactured dwelling park was in existence before March 13, 1989, and rented spaces as an all adult park. [1959 c.562 §4; 1967 c.247 §5; 1969 c.491 §1; 1969 c.533 §19; 1973 c.560 §9; 1989 c.648 §8; 1991 c.226 §2; 1995 c.318 §2]

These dates are important. If the park was first an adults-only park built before March 13, 1989, and then converted to a family park, it now doesn't need a playground no matter how many kids have no place to play except in the streets.

446.100 Prohibited acts in connection with construction and use of parks; rules for spacing of units. (1) A person may not:

Construct a mobile home or manufactured dwelling park at a place that is unsuitable due to swampy terrain, lack of adequate drainage or proximity to the breeding places of insects or rodents.

Oh, boy, have we heard about this one! The park in Portland where the rats are coming up into homes through sewers, streets in Eugene that flood sending storm water into houses, settling of homes due to shifting, sinking soil in Reed-sport. Help hasn't been as forthcoming as we would like, but there are some lawsuits pending and we hope the Department of Consumer and Business Services is on top of these.

Install a manufactured dwelling closer than five feet from a property boundary line.

This one is probably for safety purposes, so some cell-phone user or drunk doesn't drive into your house.

Construct in a mobile home or manufactured dwelling park a manufactured dwelling space less than 30 feet in width or less than 40 feet in length.

Do you know where your space boundaries are? Since you're responsible for your space as well as your house, it would be a good idea to know where your lot starts and ends.

RIGHT²KNOW Cont

(2) The Director of the Department of Consumer and Business Services shall adopt rules pursuant to the rulemaking provisions of ORS chapter 183 specifying minimum distances between adjacent manufactured dwellings and between manufactured dwellings and other structures. In adopting these rules, the director shall take into consideration the standards established by the National Fire Protection Association and standards recommended by the State Fire Marshal.

Many of these spacing regulations are designed for fire safety, as the following explains:

(3) Except as provided in this subsection, the rules adopted by the director under subsection (2) of this section must provide for at least 10 feet of space between manufactured dwellings. The director may adopt a rule allowing less than 10 feet of space between manufactured dwellings that are separated by a one-hour fire-resistive wall. A standard established by the director for a one-hour fire-resistive wall separating manufactured dwellings must be at least as stringent as the equivalent standard, if any, for a fire-resistive wall in a two family dwelling under the Low-Rise Residential Dwelling Code. [1959 c.562 §5; 1969 c.533 §20; 1981 c.506 §1; 1989 c.648 §9; 1991 c.226 §3; 2003 c.134 §1; 2005 c.22 §314]

446.111 Regulation of structures in parks. No stationary structure may be erected within a mobile home or manufactured dwelling park without the consent of the owner or operator; and when giving consent, it shall be the duty of the mobile home or manufactured dwelling park manager to advise the tenant or builder of the standards required by ORS 446.003 to 446.200 and 446.225 to 446.285 and the rules issued thereunder. [1961 c.665 §3; 1967 c.247 §7; 1969 c.533 §22; 1973 c.560 §11; 1975 c.546 §11; 1989 c.648 §11]

Does this sound like we're talking about sheds? Notice it doesn't say anything about who owns or takes care of sheds, just putting them up. Before making any promises to tear down, repair, or put up a shed, speak with your landlord and get the particulars in writing.

446.115 Sanitation of parks; pets to be controlled. (1) The owner or operator of a mobile home or manufactured dwelling park is responsible for the sanitary condition of the park grounds and buildings.

(2) No person shall allow a pet animal of the person to run at large or to create any health hazard within a mobile home or manufactured dwelling park. [1959 c.562 §§8,9; 1967 c.247 §8; 1969 c.533 §23; 1973 c.560 §12; 1989 c.648 §12]

This one is simple although a recurring problem in most parks: keep your beloved doggy on a leash and pick up his or her droppings! Not doing so is grounds for a fine or even an eviction notice.

446.140 Notice of removal from park. No person, firm or corporation shall remove a manufactured dwelling from a mobile home or manufactured dwelling park without first giving the owner or operator of the park 72 hours' notice. [1959 c.562 §12; 1967 c.247 §11; 1969 c.533 §25; 1985 c.473 §16; 1989 c.648 §14]

No hooking up your house and sneaking it out in the middle of the night. You must give three days' notice.

446.155 Sanitation and safety requirements; exceptions. (1) A person may not sell or offer for sale within this state a manufactured dwelling manufactured after January 1, 1962, that contains:

(a) Plumbing equipment, unless such equipment meets the requirements of the Department of Consumer and Business Services;

(b) Heating equipment, unless such equipment meets the requirements of the State Fire Marshal.

Oregon law requires plumbing to be up to code. That doesn't mean the pipes aren't of inferior quality, but they must meet some standard not given here. Heating equipment must not be fire hazards. If you install a wood-burning fireplace, you'll need to find out what the state fire code requires. Outdoor fire pits may also need fire inspections, especially when our houses are so close together. Outdoor fire pits and trash burners are not covered in this statute but your park's rules might deal with this.

Coalition Connection

The Landlord/Tenant Coalition that works to arrive at consensus on bills to present to the Legislature, has scheduled meetings to discuss potential bills for the 2017 session. According to the coalition moderator, John Van Landingham, the issues to work on for the session have been identified as follows:

- Submetering

- Affordability

- Landlord right of first refusal

- Proof of cause under ORS 90.630

- Set-backs for singlewides

- Required repairs or improvements before a tenant can sell a manufactured house in place (continued from the 2015 bill)

- Clean up of problems identified by tax collectors with our abandoned property/back taxes cancellation legislation from 2015.

Issues will be prioritized at the March 2 meeting. The rest of the meetings will be on Tuesdays from 9-12 a.m. at the Oregon Manufactured Housing Association office, 2255 State Street in Salem. They are scheduled for Apr. 19, May 17, June 21, July 19, Aug. 16, Sept. 20, Oct. 18, Nov. 15, and Dec. 20. Landlords always outnumber tenants attending these meetings, and OSTA members are not only welcome but urged to come often to offer their suggestions on these issues important to us.

Correction:

In the Summer 2015 issue of The OSTA Quarterly Review, p. 9, we incorrectly state that a prospective purchaser of a manufactured home is not obligated to pay any back rent or correct any of the home's disrepair or deterioration. John VanLandingham had drafted a new 90.680 subsection (9) to HB 3016, which would have spelled out in greater detail what a landlord could require of a purchaser, including repairs; as part of that, he included the old (4) (d) about paying back debts, which he would have moved from (4) to the new (9). When the coalition could not reach agreement on the repairs issue, and time ran short, he deleted his new (9). The drafts of the bill never proposed to delete (4) (d), only to move it to the new (9), and when the new (9) died, the old (4) (d) stayed where it was. The coalition never talked about removing that requirement. We apologize for the confusion this may have caused some sellers and potential buyers. For a discussion of what to do when you want to sell your house, go back to the Right2Know section of the Spring 2015 issue, which covers the subject. Past issues of The OSTA Review are available on our blog, [blogging with mh-osta](#).

Helping Hands Still Helping Members Age in Place

OSTA's Helping Hands—and all of you who have donated to this special fund are Helping Hands—still has enough money to offer help to two more of our members for repairs and renovations of their homes so that they can age in place. More members from Lee's Mobile Home Estates in Eugene have applied for money than from any other park, but thanks to you all, we've had enough in the fund to give aid to all who have applied for it. Nancy Burns at Lee's is our latest recipient of help in rebuilding a rotten wall and replacing windows at the back of her home. We filmed work in progress by ORIAS Construction in Eugene.



Thoughts on Aging— Helping Hands

by Gus Daum

It had been a dark and stormy night, and fallen branches were strewn hither and yon. Some were between my car and the early morning meeting I was to attend. One such branch leaped out and tripped me to a flying one-point landing on my right hip, not recommended for someone with ninety year old bones, as are mine.

Typically male, attempting to avoid prying eyes, I struggled to my feet, only to collapse heavily to my seat and elbows on the rain slick sidewalk. Two women appeared by some miracle, "Are you alright?" I wasn't. A third woman rushed up with cell phone at the ready, "Shall we call 911?" I glanced down at my right foot, which lopped strangely off center, and said perhaps we should. She did.

In the several minutes before I heard distant sirens, the original two women were helping me to sit upright with well placed knees at my shoulder blades. Another someone found an umbrella to shield me and my rescuers from the rain, someone brought a blanket, and yet another brought a tarp to protect me and the blanket. Two cars stopped at the curb for the drivers to offer aid. No less than fifteen people offered help to this old guy that only two of them had ever met.

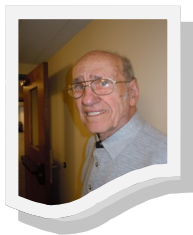
The fire truck ambulance soon appeared and the "pros" took over. They transported me to emergency, confirmed by x-ray that I had a broken hip, kept me comfortable until surgery could be performed ten hours after my awkward dive.

It is those volunteer caregivers who I will remember, who ignored their own comfort and schedules to help a stranger in trouble. To them, and countless others who offer aid and caring for a fellow being, I say, Thank you. Such caring without thought of reward is the glue that binds humanity together.

Chapter News continued from page 6

SongBrook MHP, Eugene

The board, let by Virginia Iverson, president, put on its bi-yearly white elephant sale last month with proceeds designated for special projects. The sale has always been a good money-raiser and is popular with both residents and the public. Leftover "treasures" will be offered at the June garage sale. The semi-yearly meeting and pizza lunch will be at 10:45, March 8, in the center. New officers will be elected at that time.



Poets' Place

Memory

by Dee Evers

Jacksonville Mobile Estate

Once upon a time I had a memory, so sharp you could cut thoughts without a knife

I could recall dates, names, complicated plans as easily as eating blueberry pie

Those days I was full of ideas, ready to solve nearly any problem, enjoying life to the hilt.

Suddenly I have trouble recalling the date of my birthday, my third child's name, what my mother died of, where I lived before "this", where I put my keys

"This" is called dementia, I think....is that right, or is it dimension? I don't remember

I remember words to the old World War 1 songs my mother taught me as a child,

And the time my father saved me from the mean boys in Brooklyn when I was 10

But I can't remember my address or a lot of other stuff

I reassure myself that "this too shall pass", but I am fearful that it will not.

Then what will I do?

'Bo' Grieves

by Dewell H. Byrd

Miller Estates

where is he this morning
his big chair
empty

my water dish is too full
in wrong place
crumbs

old brown sweater
smelled so good
gone

no more mail, doorbell growl
restless nights
snores

no hand strokes my head
hum of his voice
silent

he put a metal tag on my collar
it clinks against my dish
our song

his TV is quiet, no flicker-
ing light
did all those people
leave

he's gone, left without me
whose warm lap
now

Dear Readers,

Oregon has 13 community mediation centers that provide free dispute resolution services to manufactured dwelling park residents who only have to pick up the phone to request their help. In this and future columns I will introduce the main staff members of those mediation centers, and they will get a chance to answer your questions about issues that affect the livability in your parks.

This issue's guest writer is the executive director of Union County's Eastern Oregon Mediation Center: Nancy Gromen. Contact her at 451-786-0270.



Q: I keep my yard neat and tidy, but the people next door are real slob and have trash in theirs and also have smelly, overflowing garbage cans in their carport. I think they do drugs, too. I'd sell my home and move, but who's going to buy it when they see this dump they'll live next to? The manager is too busy to care about me and my problem, which I suppose seems petty to him when he has to deal with homeless people sleeping in the common areas. Do you have any suggestions for me?

Nancy Says: No one likes to feel the only solution is to move out of your home and relocate in another area when the problem is the neighbor next door. As a tenant in a manufactured dwelling park community, you have certain legal rights listed in ORS Chapter 90. One of those rights is the expectation your park will be maintained in a safe and healthy manner. Your concern of neighbor's possible drug use, overflowing garbage in the carport, and trash in their yard is not a safe and healthy situation and puts you and your neighbors at risk. It is the manager's duty to maintain the park in a manner that assures a safe environment for all tenants regardless of other current problems being dealt with, such as homeless people using the common area. I would first suggest approaching the manager in a friendly and concerned manner to discuss the problem. Stay on top of the situation and know your legal rights: see Residential Landlord and Tenant law, Chapter 90: <http://www.oregonlaws.org/ors/chapter/90>.

If for some reason the manager continues to ignore the problem, take it to the next step and deliver your concerns in writing. This same ORS Chapter 90 also protects you from any retaliation due to making a legitimate complaint. Keep the communication channel open by being receptive to discussing the problem with him/her. Also consider reaching out to a representative of the Manufactured Communities Resource Center, which is part of Oregon Housing and Community Services, and ask for their help in resolving this issue. The center has access to a variety of resources including dispute resolution and free mediation services that are offered by your local Community Dispute Resolution Center.

Q: We have three surveillance cameras in our park to photograph vandals and burglars, but one of them also takes pictures of my house. It makes me nervous to be spied on all the time.

Nancy says: The easiest solution to calm your nerves would be to talk with the manager about the camera that is pointing at your home. Ask to see what it records and what potential individual privacy it enters. It may turn out to be pointed in your direction but not have a direct view of your dwelling. Discuss with him/her your concern for privacy and ask that the angle be adjusted if you feel it takes in too much of your home.

A difficult conversation such as this can be helped by taking it slow and measured. Have your talk when both you and the manager have time to devote to listening to both sides of the issue. Set the tone of the conversation by presenting your concern in a friendly yet firm manner. Listen and demonstrate you've heard the manager's reply and respect their point of view. The idea is not to raise defenses but to have a healthy discussion of both sides of the issue. Good communication is an amazing skill when well-timed and thoughtfully delivered.

Q: The waste water charges in our park are divided among all of us. Some people evidently don't know that the rest of us have to pay for them washing their cars and overwatering their lawns and letting hoses run water into the streets. I talked to the manager but she just shrugs her shoulders. How can we keep people from wasting water?

Nancy says: One of the options available in this situation would be to talk to neighbors who use water abundantly about your concern. This isn't always easy when the discussion centers around a problem or concern that may escalate into negative feelings. The Manufactured Communities Resource Center may be able to help with this as they are eager to assist with dispute resolutions. Their website contains contact information and links for Community Dispute Resolution Centers (CDR Centers) across the state: www.oregon.gov/ohcs/Pages/manufactured-dwelling-park-services-oregon.aspx.



Nancy Gromen

Memo from Marlena Continued

Many CDR Centers provide free mediation services to tenants and managers in manufactured dwelling park communities. Mediation takes the stress out of a conflict by providing a venue for discussion that helps people in conflict to reach solutions that benefit everyone involved by clarifying issues and minimizing misunderstandings. Mediators encourage communication in a safe place and is both confidential and voluntary. Without the fear of confrontation, both parties are able to enter into a discussion of the issues and concerns and concentrate on a working solution to the dispute.

Nancy Gromen has college degrees in accounting and business administration and is a CPA living in La Grande.

I Couldn't Fall Prey to a Scam!

from John Hankemeier, Public Information Coordinator, Eugene Police Department

There are so many scams out there that if you are in the right situation, you might get taken off guard. Eugene Police have received numerous reports of an IRS scam that has been circulating. These calls generally use an automated system, but occasionally they will come from an actual person who attempts to alarm or scare the recipient.

There are so many scams out there. Many scams try to alarm you or scare you. Others just prey on your situation. Don't be fooled. A list of scams is provided on EPD's website: (<http://www.eugene-or.gov/DocumentCenter/View/11128>). This document covers some of the most common scams we've seen in our area, but new ones are popping-up all the time. It is easy to get taken in, even if you are usually suspicious of scams.

The Eugene Police Department would like to remind people to follow their instincts and never feel embarrassed about confirming the identity of a caller. This can be accomplished by contacting the represented agency directly via a published contact phone number and asking to speak with the individual directly or confirm the information with the agency's non-emergency phone number.

- ♦ If you receive a phone call and recognize that the call is a scam, please hang up immediately and report the information to www.ic3.gov. Lane County residents should also call the Eugene Police Department at 541-682-5111.
- ♦ These cases provide an opportunity for a reminder on how to avoid becoming the victim of fraud. Scams are cyclical in nature. Eugene Police recommend to remain careful and skeptical of callers:
- ♦ If someone asks you for your cash, credit card numbers or other personal information-especially if you don't know them well-the safest move is to refuse their request and check with the police, or find an independent way to contact a legitimate business and follow up rather than responding right away to the caller.
- ♦ Don't give out personal or financial information to someone who calls you. If you are unsure, hang up and independently find the phone number of the alleged represented agency and call yourself. A law enforcement agency will not ask you for this type of information or request that money be sent by way of money order for any reason.
- ♦ Beware of high pressure techniques, such as the need to give information or make a decision on the spot.
- ♦ If it sounds quirky or weird, it probably is.

A Real Deal

Real estate rises in value faster than incomes, and so buyers are looking for good deals. One they found in 2015 was SongBrook Manufactured Home Park in Eugene, which sold for \$13,800,000 to Donald Urie of Burlingame, California. Residents had wanted to buy the park with the help of CASA of Oregon, but their offer wasn't high enough for the seller. This was the fifth highest amount paid for real estate in Lane County in 2015.

A Little Humor.....

A police officer called the station on his radio.

"I have an interesting case here. An old lady shot her husband for stepping on the floor she just mopped."

"Have you arrested the woman?"

"Not yet. The floor's still wet."

We Appreciate Our Long-Time OSTA Members

The following people were or have been OSTA members for 25 years or longer. We have featured Jim and Helen Wall, Betty Reid, Lu Wagner, Susan DeLateur, Curtis Tigard, and Virginia Eisele in the OSTA Spotlight, all of whom first joined in 1989. In this issue we feature Bill and Carolyn Conner. We haven't had any response from those who joined in 1990. We will be phoning or emailing those who joined in 1991, in hopes of featuring them later this year and next. Meanwhile, we really, really appreciate their continuing support.

Curtis Tigard	Iva Menning	Edwin & Dolores Bosshardt
P. J. Jr & Lorna Fitzpatrick	Lu Wagner	Charles & Mary Heaney
Donna M. Smith	Ruth Prowell	Chester & Eleanor Kiser
Jim & Helen Wall	John & Zelma Wall	Harold & Ellamae Mathers
Betty Reid	William & Carolyn Conner	Harold & Donna Thomas
Virginia Eisele	Esther Walworth	Marcella Taylor
Susan DeLateur	Edward & Martha Burrier	

An Adopt-a-School idea

Campaign for Every Kid's Future

A national five-year campaign to establish college savings account for 1.4 million children is now getting under way with the support of national leaders and more than 40 organizations already signed on, according to the Center for Enterprise Development (CFED). Research shows that children with a savings account in their own name are six times more likely to go to college than children who don't have an account. Low-income students with just \$500 or less in college savings are three times more likely to enroll in college and four times more likely to graduate than those without savings. Is this an idea for MH/OSTA chapters to consider when we're wondering how to help our adopted schools?

Let's chat about it in the next OSTA Quarterly Review **Chat Room**. Send your suggestions and comments to me at capron.jane@gmail.com. Comments can be from just you or from your chapter as a whole after you discuss the subject over coffee.

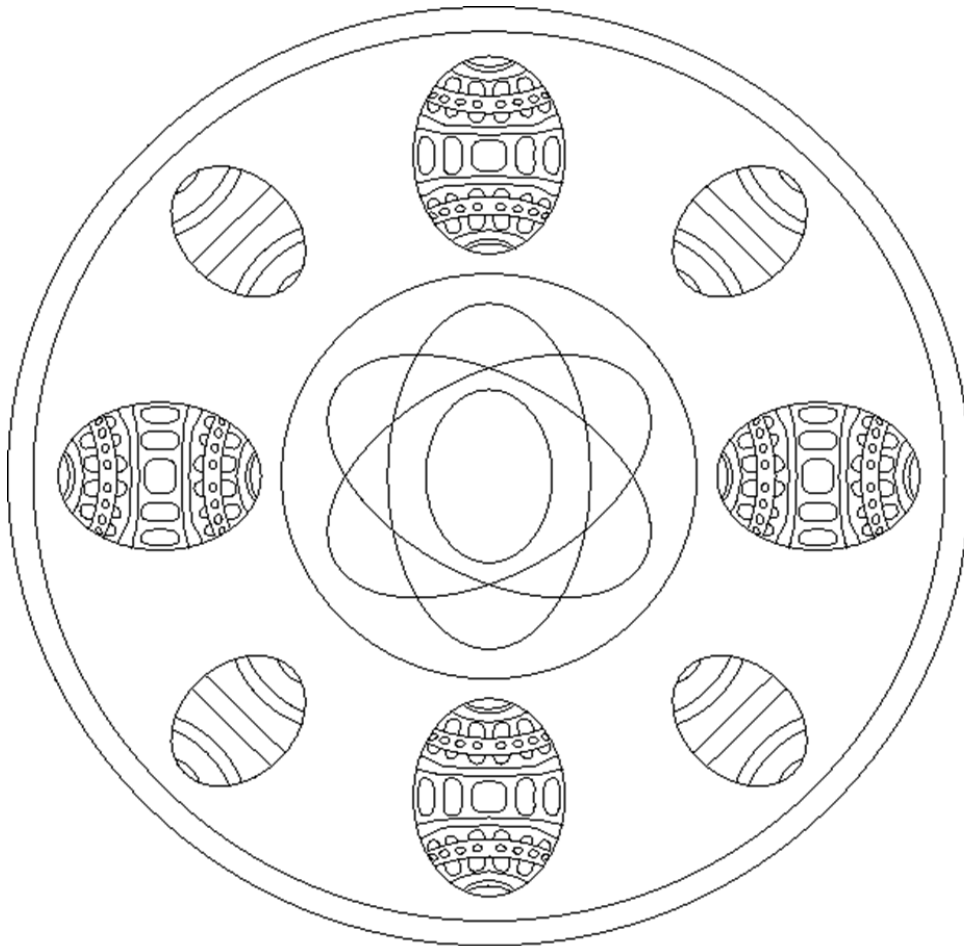


NOTES IN OUR MAILBOX

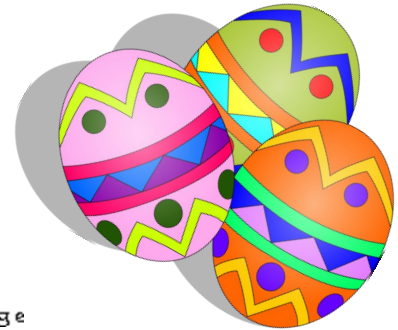
Just finished reading my copy of the OSTA Review, with all the information about the annual meeting. The small group workshops you had in the afternoon—what a great idea for getting attendees more actively involved.

Also, I really like your new feature in the newsletter of having several people respond to a question posed by a member. As you know, sometimes there's no one right answer—and sharing the wisdom and approaches of several seasoned leaders seems like a great way to give people ideas about how to handle a situation without boxing them. —Andrée Tremoulet

An Easter Mandala for You to Color



Nr.065 © www.mandala-freede, Q.Tölge



Adults Remember the Childhood Pleasure of Coloring

Dixie Evers, right, invited SongBrook neighbors to come to weekly adult coloring sessions. With cookies and conversation, the group has been having fun with colored pencils and pens, some of which have embedded sparkles that add glitter to the paper. The resulting works of art are now on display in the card room.

Mandala is a Sanskrit word meaning a circle and metaphorically a universe, environment, or community. For centuries, in many cultures, mainly Tibet, the mandala was used as a tool to facilitate meditation.



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MH/OSTA
Manufactured Housing / Oregon State Tenants Association

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
PO Box 24958
Eugene, OR 97402

If a friend or neighbor gave you this copy of THE
MH/OSTA MEMBERSHIP APPLICATION

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!



YES!

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.



<http://mh-ostablog.blogspot.com/>

MEMBER NUMBER

LAST NAME

FIRST NAME

NAME OF SECOND PERSON IN HOUSEHOLD

MAILING ADDRESS (if different from your home address)

HOME ADDRESS/SPC/CITY/STATE/ZIP

PHONE WITH AREA CODE

2nd 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.

MANUFACTURED/MOBILE HOME PARK NAME

Would you like to receive your OSTA Review via e-mail? ☐

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

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