



MHOAA

Manufactured Home Owners Association of America

2009 National Convention

September 11-12

Seattle, Washington

Unity.
Community.
Opportunity.

Hosted by AMHO



Co-sponsored by CFED



Support for this event provided by All Parks Alliance for Change (APAC)

Organize for Power at the 2009 MHOAA National Convention!

Dear Residents, Advocates and Practitioners:

It is our honor to welcome you to the 2009 national convention of the Manufactured Home Owners Association of America, which is being held in conjunction with the annual CFED Innovations in Manufactured Home (I'M HOME) retreat. We are hosting the convention with the support of CFED. It is being held September 11-12, 2009 at the Best Western Executive Inn, 200 Taylor Avenue North in Seattle, Washington.

MHOAA is a national organization dedicated to the protection of the rights of all people living in manufactured housing in the United States. It is a member organization for state home owner associations, which exist in some form in nearly half of the states. MHOAA provides a vehicle for manufactured home owners to provide mutual support and take collective action. Founded in 1980, All Parks Alliance for Change, or APAC, is the statewide organization for Minnesota's manufactured home park residents.

Families living in manufactured homes in the United States are 10 million strong, yet consistently struggle against a host of injustices and are often treated as second-class citizens. Join other homeowners this fall to create real solutions to:

- Parks closing when developers or cities prioritize condos, big box developments, or road projects ahead of your homes.
- Community owners acting like slumlords and making no repairs or improvements to your communities.
- The loss of affordability due to unreasonable rent increases, poor financing options, and predatory lending practices.
- Stereotypes or ignorance of what manufactured housing is, what it offers, and the families who call it home; also known as "park prejudice."
- Federal, state, and local government not prioritizing manufactured housing as a real affordable housing option.
- Homeowner associations operating with little or no dedicated resources or staff; and resources devoted to improving manufactured home communities not going directly to homeowner associations.
- Racial discrimination in manufactured home communities, including denied tenancy, higher rents, fewer amenities, and harassment.

More than half the states have statewide homeownership associations, but communication between them is limited. Why keep reinventing the wheel when we can learn from each other's experiences? Come to the convention this year to build a powerful nationwide organization—imagine speaking with the strength of 10 million voices and solutions! We can make an enormous impact, but MHOAA is only as strong as its members are active.

All attendants will receive an organizing manual and other handouts, and will make invaluable contacts with homeowners from across the nation! This convention will also be a chance to have some fun!

The hotel is located in the heart of the bustling downtown Seattle business district. It is only one block from the Space Needle, Seattle Center, and just minutes from the top city Seattle attractions, including Pike Place Market, wonderful dining, night life, sports, shopping, and more.

Welcome to Washington!

Sincerely,

Joanne Parkening,
President, Board of Directors,
Association of Manufactured Home Owners

For more information: Contact APAC at 651-644-5525,
toll free 866-361-APAC (2722),
or e-mail info@allparksallianceforchange.org

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Thursday, September 10, 2009

4:30pm – 6:30pm	Registration, Hotel Check-In	Outside main room
	CFED / MHOAA Joint Reception	Ballroom
6:30pm – 8:00pm	MHOAA Board Meeting	Vashon
6:30pm – ?	Speaker - John Grissim	

Friday, September 11, 2009

8:00am – 12:00pm	Registration, Hotel Check-In	Outside main room
8:00am – 9:00am	Breakfast	Ballroom
8:30am – 9:00am	Introductions and Welcoming Addresses	Ballroom
9:00am – 10:00am	Setting the Stage: Social Change Movements in the US/ Where Do Manufactured Home Owners Fit In? – Large Group	Ballroom
10:00am – 10:15am	Break	
10:15am – 11:15am	Personal Social Justice Timeline / Group Reflections – Small Groups at Tables & then Large Group	Ballroom
11:15am – 11:30am	Break	
11:30am – 12:30pm	Small Group Breakout Sessions A <ul style="list-style-type: none"> • Money Track: Event Based Fundraising • Power Building Track: Leadership • Park Preservation Track: Preservation Strategies 	Ballroom Vashon Whidbey
12:30pm – 2:00pm	Lunch	Ballroom
1:00pm – 1:30pm	Keynote Speaker: Andrea Levere (CFED)	Ballroom
1:30pm – 2:00pm	Recognition Ceremony: Honoring significant accomplishments from the last year.	Ballroom
2:00pm – 2:15pm	Break	
2:15pm – 3:15pm	Small Group Breakout Sessions B <ul style="list-style-type: none"> • Money Track: Membership Growth & Retention • Power Building Track: Organize! • Park Preservation Track: Valuing Your Community and Conducting Due Diligence 	Ballroom Vashon Whidbey
3:15pm – 3:30pm	Break	
3:30pm – 4:30pm	Small Group Breakout Sessions C <ul style="list-style-type: none"> • Money Track: Grants • Power Building Track: Organizing for Legislative Success • Park Preservation Track: Lessons Learned from Those Who've Been There 	Ballroom Vashon Whidbey
4:30pm – 5:00pm	Break	
5:00pm – 6:00pm	Caucus by Region (west, midwest, east, and south)	Vashon/Whidbey
6:00pm – 7:30pm	Dinner	Ballroom

Saturday, September 12, 2009

8:00am – 10:00am	Registration	Outside main room
8:00am – 8:30am	Breakfast	Ballroom
8:30am – 10:00am	Legislation: Federal & State Models, Goals, & Possibilities	Ballroom
10:00am – 10:15am	Break	
10:15am – 11:15am	Small Group Break Out - Sessions A (possible topics) <ul style="list-style-type: none"> • Building Your State HOA Through Strategic Partnerships • Latino Organizing • HUD Programs & Manufactured Housing Consensus Committee • Handling Bad Managers & Addressing Fears of Intimidation, Harassment, & Retaliation 	Ballroom Ballroom Vashon Whidbey
11:15am – 11:30am	Break	
11:30am – 12:30pm	Small Group Break -Out Sessions B (possible topics) <ul style="list-style-type: none"> • Dos and Don'ts of Lobbying for Nonprofits • Messaging: What Works • Combating Elder Abuse in Our Communities • Energy Efficient Homes, Energy Rehabilitation of Homes, and Incentive Programs 	Ballroom Ballroom Vashon Whidbey
12:30pm – 1:30pm	Lunch	Ballroom
1:00pm – 1:30pm	Speaker: David Bunce, Finders Institute for Housing, Urban and Regional Research	Ballroom
1:30pm – 1:45pm	Break	
1:45pm – 3:45pm	Strategic Planning – Set priorities for common agenda, capacity building & membership growth.	Ballroom
3:45pm – 5:00pm	MHOAA Board – Business Meeting <ul style="list-style-type: none"> • Update on Activities • Board Elections • Invitation to Join Board Committees • Identify 2010 National Convention Host State 	Ballroom
5:00pm – 6:00pm	Wrap Up & Evaluation	Ballroom
6:00 – 6:30	Transportation to Dinner: walk, car pool, public bus info.	
6:30pm – 8:00pm	Dinner <ul style="list-style-type: none"> • 7:00–Crab Pot off site location 1.5 mile walk or bus • 6:30–Hotel Restaurant 	Sign up: Crab Pot or Hotel Restaurant

Andrea Levere — President, CFED. Andrea Levere is president of CFED (Corporation for Enterprise Development) and drives the pursuit of its mission to build assets and expand economic opportunity for low-income people and disadvantaged communities. Now approaching the 30th anniversary of its founding, CFED promotes the idea that it is possible and profitable — within a generation — to provide every American, including every child at birth, the opportunity and resources to pursue higher education, start a business, buy a home and save for the future. Through Ms. Levere's vision and leadership, CFED designs and operates major national initiatives that aim to expand matched savings for children and youth, bring self-employed entrepreneurs into the financial mainstream and turn manufactured housing into an appreciating asset. CFED operates a comprehensive public policy program to build and protect assets at the local, state and federal levels, and produces the nationally recognized Assets and Opportunity Scorecard. Recently, CFED launched innovation@cfed, an initiative which focuses on accelerating the evolution of the next generation of effective strategies to expand economic opportunity. CFED has enjoyed significant growth under Ms. Levere's guidance, expanding to a staff of 50 with offices in Washington, DC, Durham, NC and San Francisco, CA. Ms. Levere has added resources and focus to CFED's policy and communications efforts, leading to a number of policy victories in state legislatures and growing attention to the importance of asset-building in the national media. Ms. Levere has served as the Chair of the Board of the Ms. Foundation for Women, and currently serves on the Endowment Committee of the Center for Community Change. She holds a bachelor's degree from Brown University and an MBA from Yale University. In 2001, she received the Alumni Recognition Award from the Yale School of Management and in 2008 was named to the inaugural class of its Donaldson Fellows Program, which recognizes alumni who help educate business and society leaders.

Bev Adrian — President, All Parks Alliance for Change; National Project Consultant, Manufactured Home Owners Association of America. Bev joined the APAC board in 2005 as a resident of Shady Lane (Bloomington). As president of Shady Lane resident association, she was part of the first exercise of the right of first refusal established under Minnesota state law. It was challenged by the park owner and successfully upheld in court, establishing a legal precedent for the right of first refusal in Minnesota. She has served as president of APAC's board since 2006. Bev has also served as a consultant on APAC's national resident organizing project since 2007.

Dave Anderson — Executive Director, All Parks Alliance for Change; National Project Director, Manufactured Home Owners Association of America. Dave joined APAC as its Executive Director in 2004. He served as executive director for the Minnesota Public Interest Research Group (MPIRG) for three years and as the associate state director and acting-state director of the Minnesota Senior Federation for two years. He has also served as a board chair, administrative director, organizer, and fundraiser/canvasser. For a number of years, he has been involved with neighborhood revitalization and affordable housing efforts in Minneapolis and has served on a number of boards and advisory panels including Community Shares of Minnesota, Energy CENTS, Housing Preservation Project, and, in an advisory role, the Manufactured Home Owners Association of America.

Steve Anderson — President, Utah Manufactured Homeowners Action Group; At Large Delegate, Manufactured Home Owners Association of America. A native of the central valley of California, Steve was educated in the Sacramento area and attended college at American River College and California State University where he majored in communication studies. His professional background began in the banking and finance industry. He served as head of the appraisal and construction lending departments of a Utah

based savings and loan operation. He left the private sector and served several years as an administrator for the city of Sacramento before retiring from that organization in 2004. He went back to work as a commercial appraiser for the Salt Lake County Assessor's office — which he still does today. Steve is a veteran of ten years service in the US Army where he served as both an infantryman and public affairs specialist. He and his wife, Nancy, are devoted to each other and are the parents of four daughters and the doting grandparents of eleven grandchildren.

Justin Bell — Legal & Policy Director, All Parks Alliance for Change. Justin Bell, APAC's Legal & Policy Director as well as Staff Attorney, joined the organization in January 2009. Justin received his J.D. from Hamline University School of Law and his undergraduate degree from St. Mary's University in Winona, MN. In law school Justin focused his studies on Public Policy and nonprofit law and worked with local government during the 2007 & 2008 legislative sessions. He worked in the Hamline Nonprofit Law Clinic where he focused on neighborhood and community groups. He has been involved with a range of nonprofit and community organizations, including Phillips West Neighborhood Association (in Minneapolis), Hamline Law DFL, and BUDDIES (working with developmentally disabled individuals). Justin grew up in Winona, MN and as a young child lived in Lake Village, a Winona area park.

Francisca Blanc — Policy Analyst, Utah Housing Coalition

David Bunce — Flinders Institute for Housing, Urban and Regional Research. David Bunce is a PhD candidate in the School of Geography, Population and Environmental Management. He holds a Bachelor of Arts Honours degree in History and American Studies (1976) and a Diploma of Education from Flinders University (1977). He taught for four years in schools in Tasmania and Queensland and then pursued a local government administration career in South Australia for 22 years. David Bunce completed a Masters of Arts by Research in Human Geography in 2008. He has been a researcher and tutor at Flinders University since 2004. His particular research interests are in housing in intentional communities such as caravan parks and relocatable home tenures.

Sandy Boone — Treasurer, Manufactured Home Owners Association of America. Sandy is a senior/retiree who was born in St. Louis, MO. She has worked for lawyers for 20 plus years, which includes the government in D.C. and has worked in the health field for over 10 years. Sandy moved to Minnesota from the Washington, D.C. area in 1980 and into a manufactured home several years ago. Immediately she joined a local community association board and helped secure a park closing ordinance in the city. Within the year, she joined the board of directors of her state organization (APAC) and helped in getting legislation passed in the last 2 sessions. Recently she became an officer on the board of directors of the national association (MHOAA) and continues to be active on all three boards. For nearly 8 years, she has volunteered each Sunday morning as lay preacher for seniors at an assisted living facility. This activity is the most rewarding and dearest aspect in her life. She states, "I find that I am busier in retirement than when I was working full-time; however, seeing not only the tremendous needs and some of the accomplishments of park residents, I feel very privileged to work on behalf of all manufactured home owners across our nation."

Karl Braun — Nevada Association of Manufactured Homeowners

Cathie Caldwell — Program Manager, Manufactured Housing Dispute Resolution Program, Attorney General's Office

Amy Clark — Deputy Director, Operations and Communications, Washington Low-Income Housing Alliance

Ishbel Dickens — Staff Attorney, Columbia Legal Services. Ishbel has been an advocate for manufactured home owners for twenty years and specifically went to law school to become an even stronger advocate for people who own their homes but not the land under them. Dickens has traveled extensively throughout Washington meeting with manufactured home owners and educating them about their rights under the Manufactured/mobile Home Landlord Tenant Act (RCW 59.20) and helping them form home owners' associations with a view to preserving their manufactured housing communities. Dickens is working with two homeowners' associations who are in the process of purchasing their communities as cooperatives. She is also involved in policy changes at the local and state levels that will help manufactured homeowners preserve their lifestyle choice. Dickens has provided trainings both locally and nationally on manufactured housing community preservation. She had an article published in Clearinghouse Review, a national poverty law and policy journal and was awarded a WSFHC "Friend of Housing" Award in 2007. Dickens has been accepted to the Achieving Excellence program run by Harvard's Kennedy School and she hopes to move manufactured housing in Washington to the next level as a result of her attendance in this program. Dickens welcomes calls from manufactured home owners, policy and decision-makers about ways to help maintain and preserve manufactured housing communities in Washington.

Ritchie Eppink — Staff Attorney, Idaho Legal Aid Services, Inc., Idaho's largest public interest law firm. He specializes in taking strategic legal action to prevent homelessness, preserve affordable housing, and help survivors of domestic violence and their children escape abuse. Working both out of the program's highest-volume office in Boise and at the nationally renowned Nampa Family Justice Center, Ritchie provides legal services to the oppressed and the underprivileged throughout ten counties, from Idaho's most populous to some of the nation's most rural. Ritchie is a former Fulbright Fellow and a graduate of the University of Virginia and the University of Idaho College of Law. He is a member of American Inn of Court No. 130, the National Lawyers Guild, and the Industrial Workers of the World.

Peter Ferris — Executive Director, Oregon Manufactured Homeowners United. Peter lives in Bayview Park in Waldport, and has worked toward local laws in five Oregon cities and Clackamas County. Peter is drafted legislation to allow all Oregon cities and counties to pass ordinances that include regulating park closures.

John Grissim

Melinda Gurr — Project Coordinator, Mobile Home Parks Outreach & Advocacy; Salt Lake Community Action Program

Kathryn Gwatkin Goulding — Program Director, CFED Innovations in Manufactured Homes Initiative (I'M HOME); Senior Program Manager, CFED New Market Development. I'M HOME seeks to offer owners of manufactured housing the same types of benefits enjoyed by owners of site-built housing. Ms. Goulding is also a member of the innovation@cfed team and works on an array of other projects focused on asset building. Prior to CFED, Ms. Goulding was a Program Associate in the Economic Development unit at the Ford Foundation. Her work focused on grants and program related investments in the homeownership and international development finance sectors. She has also worked internationally in the field of microfinance, as part of ACCION International's technical assistance team based at BancoSol, in La Paz, Bolivia. Ms. Goulding holds a B.A. in political science from Amherst College and an M.P.A. from Princeton University's Woodrow Wilson School of Public and International Affairs.

Michael Lubliner — Manufactured Housing Specialist, Washington State University. Michael Lubliner has worked in the energy conservation and renewable energy field since 1979, starting his career as the Pacific Northwest regional distributor for Grumman, Bio-Energy Systems and other renewable energy products. In 1983, Lubliner began working for the Washington State Energy Office and then the Washington State University (WSU) Extension Energy Program, where he helped develop, implement, evaluate, and refine the Northwest Power Planning Council's Model Conservation Standards, state energy codes and Super Good Cents site-built and manufactured housing programs. He works in support of the U.S. Department of Energy's Building America Program and the U.S. Environmental Protection Agency's ENERGY STAR Program. Lubliner has a Bachelor of Science from The Evergreen State College, presently chairs ASHRAE's Technical Committee 6.3, is a voting member of NPFA501 Manufactured Housing Standards. Lubliner is a consumer representative and voting member of the HUD Manufactured Housing Consensus Committee (MHCC) and Washington State FAS advisory board.

Mark Lundgren — Founder and Director of Utah Resident Owned Communities (UROC). Mr. Lundgren has worked in affordable housing and community development since 1980. During his career, Lundgren has been instrumental in establishing new projects, organizations and resources for Utah such as the Olene Walker Housing Loan Fund, The Utah Nonprofits Association, Community Development Corporation of Utah, DesignBuildBluff and the Affordability Project which makes salvaged and used building materials available for reuse. Mark has experience in all types of housing repair, rehabilitation and development from Multi-family projects to single family subdivisions, infill projects, neighborhood and community revitalization projects as well as manufactured home installations throughout Utah. He is active in the Utah Manufactured Housing Alliance, a past President of the Utah Housing Coalition and past board member of the National Low Income Housing Coalition. Mark has also worked as an independent residential appraiser and private property inspector.

Chris Lustig — Board Member, All Parks Alliance for Change. Chris Lustig joined the board in 2009 as a resident of Arden Manor (Arden Village). She has been a leader in the fight to protect her community from proposed expansions to highways bordering her community that would cause many of her neighbors to lose their homes. She has also been active in statewide efforts to change how transportation planning effects parks.

Terry Nelson — President, Mobile Home Owners' Association of Illinois; Area Vice President, Manufactured Home Owners Association of America. Terry started her avenue towards manufactured homeowner issues in 1994 as president of her community local homeowners association. In 1995 she was elected for the position of treasurer of the Illinois state homeowners association (MHOAI). In 2001 she was elected and still serves as president of the Illinois state homeowners association. In 2001 she was elected to the MHOAA board and continues to serve on the board. In 2005 she was offered the opportunity to be a voice for homeowners/consumers on the HUD Census Committee, and took the offer. Terry has represented homeowners of Illinois on past and present state committees and senate task forces. She has lived in her manufactured community for 34 years and is a proud mother of a 22 year old daughter. Terry would like to express her deepest thanks to everyone who supports homeowner efforts that will bring a fair balance between manufacturers, landlords and homeowners.

Ann Norton — Senior Staff Attorney, Housing Preservation Project. Ann Norton has worked with affordable housing and community development issues for almost 30 years. An attorney since 1977, Ann has practiced law in both the public and private sectors. From 1978-1982, she was General Counsel for the Minneapolis Housing and Redevelopment Authority. She spent the next 8 years in private practice where she specialized in community development and affordable housing issues and represented many Community Development Corporations, nonprofit housing developers and resident cooperatives throughout the state. In 1990, she was appointed to be the first Housing Court Referee in Ramsey County, a position she held for 3 years. She then returned to the private sector as a consultant to a number of foundations and intermediary organizations including the McKnight, St. Paul, Bigelow and Mardag Foundations, the Family Housing Fund and the Local Initiatives Support Corporation (LISC). In January 1998, Ms. Norton returned to practicing law, formed the Housing Preservation Project and served as its first president. Ann also works as a mediator and facilitator for organizational disputes. She has written extensively and is a frequent speaker on a number of community development and affordable housing related issues, and is a board member of a number of national and local organizations. Ann stepped down as President in November 2006 but remains with HPP as a Senior Staff Attorney.

Joanne Parkening — President, Association of Manufactured Home Owners

Kylin Parks — Organizing Chair, Association of Manufactured Home Owners; Area Vice President, Manufactured Home Owners Association of America. Kylin has lived in her manufactured housing community for 5 years and was instrumental in preserving it from development. She continues to serve as organizing chair of her State Homeowners Association. Kylin is also an active member in the state of Washington on the County Technical Advisory Board and the County Executives Policy Oversight Committee. She now serves her second year on the MOHAA board.

Lois Parris — President, Manufactured Home Owners & Tenants Association of New Hampshire; President, Manufactured Home Owners Association of America. Lois has been a board member for six years and resides in a resident-owned community located in Belmont, New Hampshire. She has lived in her community for 25 years and served on their board of directors for the past 8 years. Lois has served on the state homeowner's association board of New Hampshire (MOTA) for 11 years and is presently president of the board. She has worked toward many accomplishments in her state that include improving state laws adding protections for homeowners regarding community closures and sales, unfair lease rules. She is a wonderful source of information and support for those living in manufactured home communities. Lois also serves on the board of directors for the New Hampshire Community Loan Fund and ROC USA. On a personal note, she has worked for the same law firm for 25 years and enjoys spending time with her many grandchildren.

Doug Prettyman — South West Utah Area Director, Utah Mobile Home Owners Action Group

June Robinson — Executive Director, Housing Consortium of Everett & Snohomish County

Tim Sheahan — President, Golden State Manufactured-Home Owners League; Area Vice President, Manufactured Home Owners Association of America. Tim was born and raised near Spokane, Washington and in 1995 moved into a manufactured housing community in San Marcos, California near San Diego. In 1996 he became involved in homeowner advocacy; initially as vice president of his community homeowners association and subsequently, as a leader

with several advocacy groups. Tim currently serves as first vice president of MHOAA, president of Golden State Manufactured-home Owners League (GSMOL) in California, Vice President of a San Marcos MHO Coalition. He is a board member of a San Diego County MHO Coalition, as well as recently being named to the HUD Consensus Committee for Manufactured Housing.

Dorothy (Dot) Sliney — President, Federation of Rhode Island Mobile Home Owners; Area Vice President, Manufactured Home Owners Association of America. Dot has resided in a manufactured home for over 27 yrs. She has served as president for the Federation of Rhode Island Mobile Home Owners Association for the past 21 yrs. and past president of the New England Council. She was appointed by the former governor to serve on the mobile home commission and served as a board member of the Tri Town Community Action Committee to assist clients with heating assistance and food distribution. This committee has worked on approximately 34 bills in legislation which are now law. She states "Rhode Island has a statewide rent law that has had positive effects on our chosen lifestyle. There are 11 resident-owned communities in our state and our hope is to have all communities resident-owned. Our goal for our state organization is to continue to improve the quality of life for all Rhode Island Citizens and work with the National Group to help them achieve their goals for a safe, secure lifestyle."

Sarah Studer — Grants Manager, Social Justice Fund Northwest. Sarah moved to the Pacific Northwest from Colorado to attend the University of Puget Sound. After graduating with a B.A. in U.S. Politics & Government and African American Studies in 2005, she moved to Seattle and volunteered with the Social Justice Fund as a grantmaking intern. She then joined the staff in 2006 and is now the Grants Manager. Sarah currently serves on the executive committee of the People of Color in Philanthropy Network (POCPN) and the steering committee for the Seattle chapter of Emerging Practitioners in Philanthropy (EPIP).

John Van Alt — Staff Attorney, National Consumer Law Center. John joined NCLC in 2006 as a Staff Attorney at the Center's Washington, DC Office. Prior to joining NCLC John work for seven years as an Attorney with Legal Aid of North Carolina. While at Legal Aid he focused primarily on consumer issues. He was also the Chair of the North Carolina Consumer Law Task Force. He spent one year as a Visiting Clinical Supervisor at the University of North Carolina School of Law's Civil Clinical Program supervising law students representing low-income clients.

Odette Williamson — Staff Attorney, National Consumer Law Center. Odette has been a staff attorney at NCLC since July, 1999. Prior to this she was an Assistant Attorney General in the Massachusetts Office of the Attorney General where she concentrated on civil enforcement actions against individuals and businesses for violation of consumer protection and other laws. As an AAG she also served on the Elder Law Advocates Strike Force to combat unfair and deceptive acts against elderly citizens. Odette is a board member of Homeowner Options for Massachusetts Elders. She attended Tufts University and Boston College Law School where she was a staff writer and editor for the Uniform Commercial Code Reporter-Digest. She is also admitted to the Massachusetts bar.

Paul Wissmiller — Treasurer, All Parks Alliance for Change. Paul Wissmiller, Board Treasurer, joined the board in 2006 as a resident of Lowry Grove (St. Anthony). Paul was a leader in passing a St. Anthony park-closing ordinance and in filing a lawsuit to improve park conditions. He is currently the president of the Lowry Grove Resident Association. Paul also chairs APAC's finance & fundraising committee and organizes the annual St. Paul Saints fundraiser.

Breakout Sessions – Money Track

Friday, September 11 — Ballroom

11:30 am – Event Based Fund raising
2:15 pm – Membership Growth & Retention
3:30 pm – Grants

Breakout Sessions – Power Building Track

Friday, September 11 — Vashon Room

11:30 am – Leadership
2:15 pm – Organize!
3:30 pm – Organizing for Legislative Success

Breakout Sessions – Park Preservation Track

Friday, September 11 — Whidbey Room

11:30 am – Preservation Strategies
2:15 pm – Valuing Your Community and Conducting Due Diligence
3:30 pm – Lessons Learned from Those Who've Been There

Other Small Group Breakout Sessions

Saturday, September 12

Sessions A (10:15 am)

Building Your State HOA Through Strategic Partnerships
Latino Organizing
HUD Programs & Manufactured Housing Consensus Committee
Success Stories
Handling Bad Managers & Addressing Fears of Intimidation, Harassment & Retaliation

Sessions B (11:30 am)

Do's and Don'ts of Lobbying for Non profits
Messaging: What Works
Combating Elder Abuse in Our Communities
Energy Efficient Homes, Energy Rehabilitation of Homes, and Incentive Programs

- **Registration**— Complete the enclosed registration form and fax to or mail to
APAC, Attention David Anderson, 970 Raymond Avenue, Suite 105, St. Paul, MN 55114,
or register online at www.allparksallianceforchange.org/?q=MHOAA
- **Conference Rates & Deadlines**— It is very important to register, even if we know you are coming! We need your registration in order to plan accurately for meals, rooms, and supplies. Registration costs include meals, snacks and Friday night group activity. We have two registration fee rates; a discounted rate for homeowners and a standard rate for non-homeowners.
 - **Discounted Homeowner Rate**
 - **Final Registration Deadline**—August 12, 2009, \$90
 - **Standard Non-homeowner Rate**
 - **Final Registration Deadline**—August 12, 2009, \$130
- **Payments**— Please make checks payable to APAC and send to the address above or pay online at:
www.allparksallianceforchange.org/?q=MHOAA. Payment must accompany your registration form. Faxed registrations must include credit card information and authorization signature.
- **Refund/Cancellation Policy**— Must be made by September 1, 2000.
- **Scholarships**— We want a high level of attendance from home owners across the nation! We understand that the convention is a significant expense for many people. If you are interested in coming, but are not in a financial position to do so, there may be funding available for you. Contact Dave Anderson at the APAC office for details and an application. Scholarship Deadline: Prior to July 25, 2009.
- **Hotel**— The convention and accommodations are at the Best Western Executive Inn, 200 Taylor Avenue N., Seattle, WA 98109, 1-800-351-9444.
- **Meals**— Breakfast, lunch and dinner will be provided on Friday and Saturday. There will a social dinner activity Saturday night. Indicate any dietary restrictions on the registration form. To reduce cost and wasted food, please indicate which meals you will be eating on the registration form.
- **Travel by Air**— The hotel is just 15 miles from the Seattle Tacoma International Airport and is served by complementary transportation.
- **Travel by Car**— If you are traveling from the north/south, take Interstate 5 to the Seattle Center/Mercer Exit 167, turn left at the traffic light which is Fairview Avenue, drive straight to Denny Way and turn right, and drive one mile until you arrive at Taylor Avenue and turn right onto Taylor. If you are traveling from the east, follow Interstate 90 heading east to Interstate 5 North, continue on Interstate 5 North to the Seattle Center/Mercer Exit 167 and follow the above directions.
- **Local Transportation**— A car will not be necessary to get around, the hotel is near the Monorail, which provides transportation to and from downtown Seattle attractions, shopping and retail stores.
- **Local Attractions**— The hotel is located in the heart of the bustling downtown Seattle business district. Only one block from the Space Needle, Seattle Center, and just minutes from the top Seattle attractions, including Pike Place Market, wonderful dining, night life, sports, shopping and more.
- **MHOAA Membership**— Any state manufactured home owners organization may join as a voting member by submitting an application and the \$150 annual dues. There is a promotional rate of \$75 for first time members. Individual home owners and other interested parties can also join as non-voting members for \$15.

The Planning Process

We all use some type of planning. Consider the following examples:

- To Do Lists
- Priority Lists or Rankings
- Meeting Agendas
- Budgets
- Project Plans
- Annual Job Work Plans
- Strategic Plans

Some planning is simply incremental—it just extends our present efforts into the future, adding “more of the same.” For many situations, that may be enough.

Planning strategically is more involved. It requires shifting our thinking from immediate needs to the future. Basically, it involves deciding on our goals, and then working backward to decide whether our current path is the right one. Strategic planning can ask a broad range of questions:

- Are our current goals the right goals?
- Does the way we work agree with our deeply held values?
- Is our work really moving us toward our organizations’ long-term goals?
- What other choices could we make that would better use our limited resources?

Approaching our decisions in a more systematic way can help our organizations come to agreement and build commitment in support of priorities that are truly central to our missions.

Analysis of “Strengths-Weaknesses-Opportunities-Threats” or SWOT

“As an organizer I start from where the world is, as it is, not as I would like it to be. That we accept the world as it is does not in any sense weaken our desire to change it into what we believe it should be – it is necessary to begin where the world is if we are going to change it to what we think it should be.”

—Saul D. Alinsky (noted organizer), “Rules for Radicals” (1971)

In order to do effective strategic planning, there is information that we need to identify about our organizations and about the surrounding environment in which we exist and work. One method for compiling and organizing this information is referred to as a “Strengths-Weaknesses-Opportunities-Threats” (or SWOT) Analysis. This method asks us to look at:

- What are the strengths of our organizations? What are our resources and what do we do well?
- What are our organizations’ weaknesses? In what areas do we lack resources, experience, or skills?
- What are some opportunities that we can exploit to advance our organizations and our missions? What are we positioned to do better than others? Is there a need not being met?
- What are some threats to avoid or minimize? What are some of the challenges to be aware of or problems to be solved?

The same kinds of questions used in a SWOT Analysis can be laid out in the form of a chart or a worksheet. This helps to make it clear that some considerations—such as Strengths and Weaknesses—are internal ones or are attributes of our organizations, while other considerations—such as Opportunities and Threats—are external ones or are attributes of the surrounding environment. It also helps to make it clear that whether they are internal or external, there are factors that can help us to achieve our goals—Strengths and Opportunities—as well as those that get in our way—Weaknesses and Threats.

	<i>Helpful</i> <i>to achieving our goals</i>	<i>Harmful</i> <i>to achieving our goals</i>
Internal (attributes of our organizations)	Strengths <hr/> <hr/> <hr/>	Weaknesses <hr/> <hr/> <hr/>
External (attributes of the surrounding environment)	Opportunities <hr/> <hr/> <hr/>	Threats <hr/> <hr/> <hr/>

Define or Re-affirm our Values and Vision

At its most basic, strategic planning is about defining or re-affirming our values and vision. It is a chance to step out of a purely reactive mode that can take over when our attention becomes consumed with our immediate needs. If we don't stay in touch with our core values or lose a clear vision, we can easily find ourselves heading down the wrong path.

- How will the world be different because we work to change it? If we were to achieve all of our goals for our organizations, what would the world look like?
- What are the deep-rooted values on which our vision of the world is based?
- How do these values also relate to how we work together?
- What role will our organizations play in achieving this vision? Will we attempt to meet many needs or choose a specific niche or focus?

Setting and Meeting Goals

Different organizations use different terminologies for planning. Whatever you use, it should lead to annual goals which are realistic and measurable. Generally, goals are long-term changes and generally not achievable soon. They are the solutions to problems. Objectives are specific actions that can be accomplished toward the goal by a person or a group. Remember to set SMART goals and objectives:

- **SPECIFIC**—Write down exactly what it is you want to do. Be precise.
- **MEASURABLE**—You should be able to tell when an objective has been accomplished.
- **AGREED UPON**—The people who will carry out the plan should agree to the goals. Otherwise, you don't have buy-in.
- **REALISTIC**—Set objectives that you can truly achieve. Success breeds success. You will be encouraged by your progress and accomplishments. Don't set objectives so high that you discourage yourself.
- **TIME-SPECIFIC**—Give yourself a dated deadline for achieving each objective.

Thursday September 10th, 2009

Over the past year the MHOAA board has been busy getting into gear and taking steps to build our National Association into a strong and vital group that will better represent those living in manufactured housing.

We set several significant goals for MHOAA with the financial support of CFED, including holding regular monthly board meetings, setting up committees, developing a strategic plan, expanding our funding base, holding three regional conferences, attending other national policy conferences, and continuing to expand our membership to new states.

In the last year, we have maintained a full board and held monthly board meetings by conference call.

We formed committees focused on By-Laws, Finances, Membership, Newsletter, Web Site, Strategic Planning, Legislation, and the National Convention.

We have held three regional conferences involving multiple states in the West, Midwest, and East and through these meetings drew our current member groups closer together as well as drawing in new states such as Arizona, Massachusetts, and Nevada.

We held our mid-year board meeting in person in Washington DC in April to introduce MHOAA to our legislators, partners, and agencies. This was followed up with another round of meetings by members our legislative committee in July.

Our contact with the many partners in the field has given us the great opportunity to be involved in policy and direction like never before and we are grateful for the "open arms" feeling for each invitation to participate that we have received. We have learned much and there is so much more that we need and want to do.

We have found a welcome place at the table in national issue discussions and formed partnerships with CFED, ROC USA, NCLC, NCB Capital Impact, and Fannie Mae. The MH Policy Partners monthly calls have given us a platform to interact with our new partners.

Representation by our members (Tim Sheahan and Terry Nelson) on the Manufactured Housing Consensus Committee allows us to work closely with HUD.

We attended the "Solutions for Working Families-2009 Conference" and participated in a program relating to "Combating Misperceptions about Affordable Housing." We will attend a meeting re Uniform Law Commission relating to Possible Uniform or Model Act for Security Interests in MFH.

We look forward to the next year. We have worked hard to develop a five-year strategic plan, a fund raising plan, and to build our organization.

We want to continue to be involved in policy work and to make our organization better known nation wide. We want to make the National Association more inviting to states so that they will want to become more involved.

We have had and will continue to have contact with many states on different issues. The MHOAA board has vast knowledge to share in running homeowner associations, working for legislative change, and promoting manufactured housing.

The Regional Meetings and the National Convention allow us to involve leadership in creating a powerful nation wide network. We hope that all of you are planning to extend your stay in Seattle so that you can attend the convention and see how MHOAA is growing and thriving.

Lois Parris,

President, Manufactured Home Owners Association of America

United We Stand • Strength In Numbers

Board of Directors

Lois Parris, President
Manufactured Home Owners of New Hampshire

Tim Sheahan, First Vice President
Golden State Manufactured-Home Owners League

Sandy Boone, Treasurer
All Parks Alliance for Change

Russ McPherson, Secretary
Association of Manufactured Home Residents in Ohio

Charles Gallagher, Immediate Past President
Federation of Manufactured Home Owners of Florida

Linda Hanson, Area Vice President — Region 1
Manufactured Home Owners Association of NJ, Inc.

Terry Nelson, Area Vice President — Region 2
Mobile Home Owners Association of Illinois

Kylin Parks, Area Vice President — Region 3
Association of Manufactured Home Owners

Dorothy (Dot) Sloney, Area Vice President — Region 4
Federation of Rhode Island Mobile Home Owners

Steve Anderson, At-Large Member
Utah Mobile Home Owners Action Group

Peter Ferris, At-Large Member
Oregon Manufactured Homeowners United

Dave Anderson, Honorary Director (non-voting)
All Parks Alliance for Change

Paul Bradley, Honorary Director (non-voting)
ROC USA™

Ed Speraw, Honorary Director (non-voting)
Delaware Manufactured Home Owners Association

Membership Form

☐ New Membership ☐ Renewal

Company/Organization _____

Name _____

Address _____

Mailing Address _____
(if Different than above)

City _____

State _____ Zip _____

Home Phone _____

Cell Phone _____

E-mail _____

Website: http://_____

Dues:

- ☐ \$150 for State Membership
☐ \$75 for first-time State Membership
☐ \$15 for an Individual/Family Membership

Amount Enclosed \$ _____

Please make checks or money orders payable to MHOAA and send to the address listed above.

Involvement:

I want to become involved with MHOAA by:

- ☐ Becoming involved in a MHOAA program
☐ Promoting MHOAA in my state
☐ Receiving alerts on issues that affect home owners
☐ Making an additional contribution

Application for Membership Accepted and Approved:

Date _____

Initials _____

OFFICIAL

Manufactured Home Owners Association of America, Inc.

A National Nonprofit Organization EIN 61-1413822

Bylaws

As proposed for adoption at meeting in Las Vegas on September 30, 2001
Amended and adopted on September 27, 2002 at Annual Meeting in Chicago
Amended and approved on September 26, 2003 in Wilmington, DE
Typo corrections September 2004
Amended and approved on September 24, 2004 in Raleigh NC

ARTICLE I

Name, Offices and Purpose

- 1) The name of the organization is: Manufactured Home Owners Association of America.
- 2) The principal operating office of the association shall be located in the state in which the current President resides.
- 3) The Board of Directors (hereinafter referred to as "The Board") may, at times, establish additional branches, subordinate offices, or places where the association is qualified to conduct its activities.
- 4) The association is a national nonprofit corporation organized under the laws of the state of Michigan. Its purpose is to engage in any lawful act or activity for which a corporation may be organized under such law.
- 5) The association was founded and exists for the purpose of:
 - a) Insuring the constitutional and human rights of manufactured home owners in the United States.
 - b) Making manufactured housing the housing of choice, not necessity.
 - c) Dispelling, through education, the myths and misconceptions held by the public, the media and government officials about manufactured housing and its owners or residents.
 - d) Educating manufactured home owners, prospective home owners about national and state issues of concern.
 - e) Developing programs and services needed by and of value to manufactured home owners or prospective home owners.
 - f) Supporting passage, at the national and state levels, of laws to protect and enhance the rights of manufactured home owners.
 - g) Monitoring state and federal agencies to ensure their enforcement of existing laws designed to protect manufactured home owners.
 - h) Improving communications between the manufactured housing industry, HUD, SAA and others with interests in manufactured home living.

- i) Assisting states in establishing state home owner organizations to aid, guide and advise their state home owner residents.
- j) Providing guidance to state manufactured home owner organizations relative to individual state statutes and how individual states confront problems relating to manufactured home owners.
- k) Insuring the equitable treatment of all manufactured home owners in the United States by assisting in securing appropriate legal advice and/or legal action when such action is of national significance.
- l) Empowering manufactured home owners toward controlling their own destinies by promoting the idea and assisting in the development of resident owned communities when it is financially and physically feasible.
- m) Guaranteeing the treatment of manufactured home owners equal to and no different from conventional home owners in the United States.
- n) Supporting and further promoting manufactured home owners' rights under the Federal Fair Housing Act.
- o) Assuring that all members of the association are treated equally and with the same rights and privileges

ARTICLE II

Members

1) Definitions:

Members are those individuals, corporations, partnerships, trusts or other legal entities having membership rights in accordance with the provisions of the Articles of incorporation and these bylaws.

2) Qualifications of membership:

The association shall have two classes of membership: A) Voting membership and B) Non-voting membership. Membership will be granted upon approval, by the board, of an application for membership and the payment of dues within thirty (30) days of billing. Dues shall be set by the board, from time to time, for each class.

3) Voting Membership:

Any STATE manufactured home owners organization having its principal purpose specified in Article I (5) of the association's bylaws is eligible for voting membership within the following:

- a) A single vote will be allotted to each state. In the event there is more than one organization from a single state, the vote will be fractionalized except in the case of Charter Membership.
- b) Charter members are the state organizations who are the founding members and each shall retain a full vote for their state so long as their membership is retained in good standing. Subsequent members from each charter state shall be assigned non-voting status until the Charter state is no longer in good standing.

4) Non voting membership:

All other individuals and legal entities interested in the objectives and purposes of the association not otherwise eligible for voting membership shall be eligible for this class of membership.

5) Manner of Admission:

Member shall be admitted to membership in the association after submitting the application for membership with the appropriate annual dues and the application is accepted by the board.

6) Member Dues:

The amount and frequency of dues payments to the association shall be fixed by the board.

7) Good standing:

Those members, who have paid the required dues and fees in accordance with these by-laws and are not suspended, shall be members in good standing.

8) Assessment and liability:

Membership shall be non-assessable. A member shall not be personally liable, solely because of membership, for the debts, obligations or liabilities of the association.

9) Transferability of membership:

Membership in the association is not transferable or assignable.

10) Restriction of Rights:

No member shall speak for the association to the news media or act on behalf of the association without the express authority of the board.

11) Termination of membership:

Membership in the association may be terminated upon:

- a) Resignation of a member.
- b) Failure to pay dues.
- c) A change in the purpose of a member organization that no longer qualifies it for voting membership.
- d) The failure of a member to otherwise abide by these bylaws.
- e) Death of an individual member.
- f) Where an action can and will cause harm to the association.

ARTICLE III

Meetings

1) Annual Meeting:

Annual meeting of the association shall be held each year at such time and place as determined by the board.

2) Special meeting:

Special meetings may be called by the President or the board or by five (5) or more voting members. No business other than that specified as the meeting's purpose shall be discussed at such special meeting.

3) Place of meeting:

Member meetings shall be held at the association's principal place of business or at such other place as the board may designate from time to time.

4) Meeting notice:

Notice of annual or special meeting shall be in written form containing location, date, time and, in the case of a special meeting, the purpose of such meeting. Such notice shall be given by or at the direction of the President, the Secretary or other persons calling the meeting to each voting member not less than five (5) nor more than sixty (60) days before the date of such meeting. Notice is to be given in person, by first class mail, by hand delivery or by communication equipment. If mailed, the notice shall be deemed given when deposited in USPS depository addressed to the members' address as it appears in the association's records with postage prepaid. Non-voting members may be given notice of any annual or special meeting in any manner deemed appropriate but the association is not obligated to do so.

5) Delegates:

Each voting state home owners organization shall elect or appoint a member of their group as Delegate to the office in the state organization so that he/she may represent the association and the state group. Notice of name and mailing address of such delegate should be sent promptly to the association Secretary soon after the appointment is made.

6) Quorum:

Delegates from five (5) states in good standing shall constitute a quorum for the purpose of conducting association business. In emergency situations, as determined by the President, association business may be conducted without a quorum. In no case may association business be conducted with less than three (3) members in good standing. A majority of those members in attendance at such emergency or regular meeting shall be necessary for the adoption of any matter unless, by law, a greater proportion is required.

7) Voting:

Each charter delegate present at an annual or special meeting shall be entitled to one (1) vote on each matter submitted to a vote. All other delegates shall have the vote allotted to them at the time of their association's membership approval.

- a) All regular members in good standing shall have the right to vote, as prescribed in these bylaws, on the election of officers, on the disposition of all or substantially all of the association's assets, on any merger, its principal terms or amendments of same or any election to dissolve the association. If the association is dissolved, these members shall receive a prorated distribution of all assets (exclusive of those held in charitable trust) which may remain after payment of any obligation or debt of the association and any other debt or payment, which may be required by applicable law.
- 8) Adjournment and notice of adjourned meeting: Any meeting, whether or not a quorum is present, may be adjourned from time to time by a vote of the members present. No meeting may be adjourned for more than sixty (60) days. When such a meeting is adjourned to another time and/or place, notice need not be given of the adjourned meeting if the time and place to which the meeting is adjourned is announced at the same adjourned meeting. If, after adjournment, a new record date is fixed, a new notification shall be given to those entitled to vote as prescribed in these bylaws.

ARTICLE IV

Action without a meeting

1. Action by unanimous written consent: Any action required or permitted to be taken, by voting members, may be taken without a meeting if all members consent to the action in writing. The written consent(s) shall be filed with the minutes of the proceeding involved. The written consent(s) shall have the same force and effect as the unanimous vote of the members.
2. Action by written ballot without a meeting: Any action taken without a meeting shall comply with the following:
 - a) The association shall distribute one written ballot to each member entitled to vote. Such ballot shall be delivered in the manner herein prescribed for giving notice of meetings. All solicitations of votes by written ballot shall (1) indicate the number of responses needed to meet quorum requirement, (2) In matters, other than election of officers, ballots will state the percentage of approval needed to pass the indicated action, and, (3) specify the time by which ballot must be received so as to be counted. Each ballot so distributed shall (a) set forth the matter being considered, (b) provide a method to approve or disapprove and (c) provide a reasonable time for the return of the ballot to the association.

In the matter of election of officers, a written ballot which is marked "withhold" or marked other wise so as to indicate "withholding" shall not be counted for or against any candidate.

- b) Approval by written ballot shall be valid only when (1) the number of votes cast by ballot (including those marked "withhold" or otherwise giving such indication) within the allotted time equals or exceeds a quorum required to be present at a meeting authorizing the action and (2) the number of approvals equals or exceeds the number of votes that would be required for approval at a meeting at which the total number of votes cast was the same as the number or voted cast by written ballot without a meeting.
- c) A written ballot cannot be revoked.
- d) All written ballots shall be filed with the secretary of the association and maintained in the association records for at least two (2) years.

ARTICLE V

Board of Directors

1) Function:

All association power shall be exercised by and under the authority of the Board of Directors hereinafter referred to as the Board and the business and affairs of the association shall be managed under the direction of the board.

2) Number of Directors:

The number of board members of the association shall be eleven (11). This number may be increased or decreased from time to time by amendment to these bylaws but no decrease shall have the effect of shortening the term of any incumbent director.

The board shall be composed of all the officers of the association and each officer shall have one (1) vote except the President who shall cast a vote ONLY in the case of a tie.

3) Honorary Directors:

Honorary Directors may be appointed by the Board at any time to serve at the will of the board. Such honorary directors may be invited to attend board meetings but shall not be entitled to vote on board matters.

4) Designation or Removal:

Any officer who resigns his/her office or is removed from office shall be automatically deemed removed from the board.

ARTICLE VI

Board Meetings

1) Annual Board Meeting:

The annual meeting of the board shall be held without notice at the annual membership meeting.

2) Regular board meetings:

There shall be no other regular meetings of the board other than the annual meeting until such time as the size and/or activities of the association warrants additional meetings of the board on a regular basis. At that time, the board may determine the number and dates of such regular meetings.

3) Special Board Meetings:

Special meetings of the board may be called at any time by the president of the association or by three (3) directors.

4) Place of Board Meetings:

Meetings of the board shall be held at the principal place of business of the board or at such other place as the board may, from time to time, designate.

5) Notice of board meetings:

Written or printed notice stating the place, date and hour of any special meeting of the board must be given to each director no less than ten (10) days nor more than thirty (30) before the meeting by or at the direction of the President, the Secretary or other persons calling the meeting. Notice must be given either personally, by facsimile, or First Class Mail. If mailed, the notice shall be deemed given on the third day after it is deposited in the US Mail and directed to the address as appears in the records of the association and with postage prepaid thereon. Except as otherwise specified in these bylaws, the notice need not specify the business to be transacted or the purpose of any meeting.

6) Waiver of notice:

A written waiver of notice signed by any director, whether before or after any meeting, shall be equivalent to the giving of notice to said director. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and waiver of any and all objections to the place or time of the meeting or the manner in which it has been called or convened, except when a director attends a meeting for the express purpose, as stated at the beginning of the meeting, of objecting to the transaction of business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of any annual, regular or special meeting of the directors need be specified in a written waiver of notice.

7) Adjourned meeting:

A majority of the directors present, whether or not a quorum exists, may adjourn any meeting of the board to another time and place. Notice of such adjourned meeting shall be given to the directors who were not present at the time of adjournment and, unless the time and place of the adjournment, to the other directors.

8) Quorum:

A majority of the number of directors fixed by these bylaws shall constitute a quorum for the transaction of business at any meeting of the members of the board.

9) Voting:

- a) Each director, except the President, present at any meeting shall be entitled to one (1) vote on each matter submitted to a vote of the directors. The President shall cast a vote only to break a tie.
- b) A majority vote by the directors present at a meeting of the board at which a quorum is present, shall be the act of the board unless a greater number is required under the provisions of the Articles of incorporation or by any provision of these bylaws.

10) Actions without a meeting:

- a) By written consent: Any action required or which may be taken without a meeting if consent, in writing, setting forth the action to be taken, shall be signed by all the directors. Such consent shall have the same effect as a unanimous vote.
- b) By conference call: Should any event require immediate action of the board, the President may place a telephone conference call providing a quorum of the board responds and all persons participating can hear each other at the same time or VIA FACSIMILE. Written notice of what action taken during such conference call shall be given to each member of the board within ten (10) days of the date of such conference call.
- c) By written ballot: The board may act by written ballot as is fully set forth for members in Article VI, part 2.
- d) COMMUNICATIONS: ALL COMMUNICATION WHICH REQUIRE ACTION BY VOTE OR REQUIRES EXPENDITURE OF CORPORATE FUNDS SHALL BE IN WRITING AND PROPERLY APPROVED IN ACCORD WITH THESE BYLAWS.

11) The usual parliamentary rules laid down in Roberts Rules of Order 10th Edition or subsequent revision thereof, shall govern all deliberation of ANY duly convened meeting except as they conflict with these bylaws. These bylaws will be supreme.

ARTICLE VII

Committees

1) Function:

Committees shall serve in an advisory capacity and shall make specific recommendations to the board regarding these aspects of the business and affairs of the association to which they have been delegated responsibility.

2) Types of committees:

The board, by majority resolution, may appoint such standing committees or ad hoc committees, as from time to time, it deems necessary.

3) Committee Powers:

Any committee shall and may exercise all authority granted to it by the board except that no committee shall have the authority to:

- a) Fill vacancies on the board or any committee thereof.
- b) Adopt, amend, or repeal bylaws.
- c) Amend or repeal any resolution of the board.
- d) Act on matters committed by the bylaws or resolutions of the board to another committee of the board.

4) 4. Removal of Committee Members:

The board may remove a chairperson or a member of any committee and the chairperson of a committee may remove any member of a committee. Any such removal may be made with or without cause.

5) Resignation of committee member:

A committee member may resign from any committee by providing written notification of such resignation to the chairperson of the committee and to the president of the association and such resignation shall become effective immediately upon receipt by the chairperson or at such later date as may be specified in the notification.

6) Vacancies:

Any vacancy occurring in the membership of any committee may be filled by the board.

7) Meetings:

Committee meetings may be held at such time and in such places as is convenient for the chairperson and the members to conduct the business and duties assigned to them. Meetings may be by conference telephone (as set forth in 10b of Article VI) if a majority of the committee participates in the call of via facsimile.

ARTICLE VIII

Officers

1) Designation:

The officers of the association shall consist of a President, a First Vice President, a Vice President North East, a Vice President South West, a Vice President North West, a Vice President South East, a Secretary/Treasurer, and Immediate Past President (for one year) and a one year Trustee (if there is no Immediate Past President). The association may also have other officers, assistant officers and/or agents as may be deemed necessary or appropriate by the board from time to time.

2) Duties:

The officers of the association shall the following duties:

- a) President: The president shall be the chief executive officer of the association and shall be responsible for the active management of the business and affairs of the association subject to the direction of the board. The president shall preside at all meetings of the members of the board.
- b) First Vice President: In the absence, inability, refusal of the president to act, the First Vice President shall perform the duties of the president and, when so acting, shall have all the powers of and be subject to all restrictions upon the president.
- c) Vice Presidents (North East, South West, North West, South East) In the absence of the president or first vice president or in the inability or refusal to act of either, the vice presidents (successively in the order designated at the time of their election) shall perform the duties of the president and, when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Any vice president shall perform such duties as, from time to time, may be assigned to them by the president or the board.
- d) Secretary/Treasurer: The Secretary/Treasurer shall have the custody of and maintain all of the corporate and financial records and shall record the minutes of all meetings. The minutes of the Annual Meeting shall be prepared within sixty (60) days following the meeting and a copy shall be mailed to each delegate. He/She shall also have custody of all corporate funds and financial records and shall render accounts thereof at the annual and regular meetings of the board and whenever else required by the president or the board, shall issue check(s) for all duly authorized expenditures submitted on proper form, The Secretary/Treasurer shall also prepare an annual report and shall perform such other duties as may be prescribed by the president or the board.
- e) Immediate Past President or Trustee: The immediate past president's primary responsibility and function shall be to provide continuity from one administration to that of the successor and shall be the source of information, guidance and inspiration to all officers of the association. In the absence of an IMMEDIATE past president, a trustee shall be elected for a term of one year to fill the vacant slot on the board and shall perform such duties as may be assigned by the president or the board.

3) Election and Term:

Only persons who are members in good standing in a state's home owners organization are eligible to hold office on the association's Board of Directors. Before the scheduled election, the member state from which the nominee claims membership shall verify, to the association's board of directors, the nominee's eligibility to be a candidate.

- a) The same person shall not fill two or more offices. Each officer shall hold office for the period of their term and until a successor shall have been elected and qualified or until their earlier resignation, removal from office or death.
- b) The President shall be elected by the delegates in each even numbered year and shall serve a term of two (2) years except for any elected in an odd numbered year who then shall serve a single year term.
- c) The First Vice President shall be elected by the delegates in odd numbered years and shall serve a term of two (2) years except for any elected in an even numbered year who shall serve a single year term.
- d) Vice Presidents North East and North West shall be elected in each even numbered year by the delegates. Each will serve a term of two (2) years except for any elected in an odd numbered year shall serve a single year term.
- e) Vice Presidents South West and South East shall be elected in each odd numbered year by the delegates. Said vice presidents shall serve a term of two (2) years except for any elected in an even numbered year shall serve a single year term.
- f) Secretary/Treasurer shall be elected in each even numbered year by the delegates and shall serve a term of two (2) years except for any elected in an odd numbered year who shall serve a single year term.
- g) All officers shall turn over, within thirty (30) days of the election of their successor, all association books and records in their possession to their respective successors. Failure to release records may cause sanctions to be invoked by the board.

4) Removal of officers:

Any officer or agent elected, or appointed by the board, may be removed by a majority vote of the board whenever, in its judgment, the best interest of the association will be served thereby.

5) Resignation of officers:

Any officer or agent elected or appointed by the board may resign by providing written notification of such resignation to the president (or if the president is resigning - to the senior ranked vice president) of the association. Such resignation shall become effective upon acceptance of same by the board.

6) Vacancies:

Any vacancy during the year, however occurring, in any office, may be filled by the president with board approval. All such appointments shall expire at the next annual meeting or when a successor has been elected and qualified.

7) Liability Insurance:

Upon the majority vote of a board quorum, the association may purchase and maintain insurance on behalf of any person who is a Director, officer, employee or agent of the association or is reviving at the request of the association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against them and incurred by them in such capacity or arising out of their status as such official.

ARTICLE IX

Books, Records and Finances

1) Fiscal year:

The fiscal year of the association shall be from January 1 until the December 31 of the calendar year.

2) Books and records:

- a) The association shall keep correct and complete books and records of accounts and shall keep minutes of the proceedings of meetings of its members, its board and its committees.
- b) The association shall maintain, at its registered office or principal place of business, a record of the names, addresses of its members and directors.
- c) Any books, records and minutes shall be in written form or any other form capable of being converted to written form with a reasonable time.

3) Funds:

- a) All funds received by the association shall be credited to the account of the association and placed in depositories approved by the board.
- b) The authorized signers on all depositories shall be two of the following officers: The president, first vice president, the secretary and treasurer of the association. Two officers shall sign all checks.

4) Financial Audit:

The board shall authorize an audit of all association records and accounts.

5) Directors' inspection rights:

Any director, upon written demand and stating the purpose thereof, shall have the right to examine, in person or by agent or attorney, at any reasonable time or times, for any proper purpose, the relevant books and records of accounts, minutes of the association and to make extracts thereof.

6) Members' inspection rights:

Any member, for a purpose reasonably related to the members' interest as a member, may inspect and copy the records of members names, addresses and voting rights during usual business hours on ten (10) days prior written notice or, upon written demand and tender of reasonable charges, may obtain from the secretary, a list of members, their addresses and voting rights and of the last annual election.

ARTICLE X

Non-profit Operations:

This association will not have or issue shares of stock. No dividends will be paid and no part of the income of this association will be distributed to its members or officers. The association, however, may pay compensation of a reasonable amount to members and officers for services rendered or expenses incurred.

ARTICLE XI

Corporate Seal:

The board shall provide a corporate seal, which will be circular in form and shall have inscribed thereon, the name of the association, the year and state of incorporation.

ARTICLE XII

Modification of bylaws:

The board shall have the power to adopt additional bylaws or to alter, amend, and repeal the bylaws of this association provided, however, that written notice of significant change has been furnished to all delegates prior to its consideration by the board and, provided further, that no such modification or change shall have the effect of depriving members of their rights herein.

ARTICLE XIII

Amendments of Articles of Incorporation:

The power to amend and/or repeal the Articles of Incorporation of this association is vested in the Board subject, however, to the filing and recording of same as required by law and may be exercised as follows:

A resolution setting forth the proposed change may be submitted to the board at one of its meetings. If such notice of change is given, it shall be adopted upon receiving an affirmative vote of a majority of the delegates entitled to vote.

-----End of Document-----

NOTE: This document contains 14 pages
Updated as of September 24, 2004

Association of Manufactured Home Owners (AMHO)



The Association of Manufactured Home Owners (AMHO) is a state-wide non-profit organization of manufactured homeowners in Washington State. Our mission is to provide technical assistance and referral services, recruit members and help them organize homeowners' associations, and policy advocacy.

AMHO was formed in 2007, and has grown to a membership of over 500 residing in manufactured home communities state wide.

AMHO has helped many manufactured housing communities to form their own homeowners' associations which can work to preserve their communities. AMHO actively works with elected officials advocating manufactured housing preservation legislation.

Manufactured Home Owners Association of America (MHOAA)



Manufactured Home Owners Association of America is a national organization dedicated to the protection of the rights of all people living in Manufactured Housing in the United States. This organization is comprised of all volunteers who receive no compensation (save legitimate expenses) and who

are totally dedicated to the welfare of its constituency.

CFED (Corporation for Enterprise Development)



CFED expands economic opportunity by helping Americans start and grow businesses, go to college, own a home, and save for their children's and own economic futures. We identify promising ideas, test and refine them in communities to find out what works, craft policies and products to help good ideas reach scale, and develop partnerships to promote lasting change. We bring together

community practice, public policy and private markets in new and effective ways to achieve greater economic impact.

All Parks Alliance for Change (APAC)

Mission

All Parks Alliance for Change is the statewide organization for Minnesota's 180,000 manufactured home park residents. APAC provides a vehicle for manufactured home owners to express their needs and concerns in their parks and in the larger community. Through education, grass roots organizing and leadership development, APAC works with residents to improve the quality of life in park neighborhoods, protect the rights of park residents, advance public policy change that supports safe, affordable, and stable park communities, and preserve this vital source of affordable housing.



History

APAC was founded in 1980 by a group of park residents in Anoka County who worked to eliminate no-cause evictions, and to create new storm shelter standards. These efforts eventually lead to the establishment of a special section of state law for manufactured home parks. APAC expanded to the seven county metro area in 1988 and statewide in 1994. In 2007, APAC began a national resident organizing project to promote resident leadership, organizing and advocacy in other states and on a national level.

Programs

Resident Education—In both English and Spanish, APAC runs a statewide, toll-free resident hot-line (866-361-APAC), conducts educational workshops, and produces consumer guides.

Community Organizing—APAC works with homeowners to form resident associations, conducts community based and statewide leadership trainings, and recruits residents to serve on our board of directors. APAC works with homeowners to respond to resident-defined issues such as park closings, excessive rent increases, and abusive management practices.

Legal Advocacy—APAC provides legal representation for park residents, including filing tenant remedies actions for communities facing unsafe or unhealthy park conditions.

Legislative Advocacy—APAC works with residents to conduct policy research and analysis, and direct and grassroots advocacy to promote public policy change at city hall and the State Capitol.

Community Preservation—APAC works with homeowners in parks at-risk for redevelopment to preserve their communities through a nonprofit developer or a resident-owned cooperative.

Racial Justice—APAC has documented and is responding to enormous disparities in treatment based on race, including differential treatment and conditions, residency denial, steering toward less desirable homes or neighborhoods, and park closings.

National Resident Organizing—APAC has begun a national resident organizing project to promote resident leadership, organizing and advocacy in other states and on a national level. APAC is a member of the Manufactured Home Owners Association of America.

President

Lois Parris, Manufactured Home Owners of New Hampshire

37 Tee Dee Dr.
Belmont, NH 03220
Home: 603-524-6387
Cell: 603-520-0955
parris@metrocast.net or
leparris@wmdlawyers.com

First Vice President

Tim Sheahan, Golden State Manufactured-Home Owners League

2907 South Santa Fe Avenue, #2
San Marcos, CA 92069
Home: 760-727-4495
tpsheahan@cox.net

Treasurer

Sandy Boone, All Parks Alliance for Change

2501 Lowry Avenue NE, Lot I-27
St. Anthony Village, MN 55418
Home: 612-782-6813
Cell: 612-910-0485
tobiasthecat14@gmail.com

Secretary

Russ McPherson, Association of Manufactured Home Residents in Ohio

27202 Cook Rd. #138
Olmsted Township, OH 44138
Cell: 440-465-8235
r.pherson@sbcglobal.net

Immediate Past President

Charles Gallagher, Federation of Manufactured Home Owners of Florida

55 El Camino Real
Port St. Lucie, FL 34952
Home: 772-873-4995
Cell: 772-631-2688
cgallagher31@bellsouth.net

Area Vice President – Region 1

Linda Hanson, Manufactured Home Owners Association of NJ, Inc.

118 Camino Roble
Toms River, NJ 08755
Home: 732-370-4710
LindaHanson1@yahoo.com

Area Vice President – Region 2

Terry Nelson, Mobile Home Owners Association of Illinois

1330 East Rand Road, #135
Des Plaines, IL 60016
Home: 847-296-5762
Cell: 847-220-2692
mhoai1@aol.com

Area Vice President – Region 3

Kylin Parks, Association of Manufactured Home Owners

4515 176th St SW #43
Lynnwood, WA 98037
Home: 425-745-6837
kylinparks@yahoo.com

Area Vice President – Region 4

Dorothy (Dot) Sliney, Federation of Rhode Island Mobile Home Owners

PO Box 386
Harrisville, RI 02830
Home: 401-568-0965
fmhori@aol.com

At-Large Member

Steve Anderson, Utah Mobile Home Owners Action Group

4395 S Vagabond Drive
Murray, UT 84107
Home: 801-904-3312
steve_anderson1@comcast.net

Honorary Director (non-voting)

Dave Anderson, All Parks Alliance for Change

970 Raymond Avenue, Suite 105
St. Paul, MN 55114
Phone: (651) 644-5525 or (866) 361-2722
Fax: (651) 523-0173
dave@allparksallianceforchange.org

Honorary Director (non-voting)

Paul Bradley, ROC USA™

7 Wall Street
Concord, New Hampshire 03301
(603) 856-0709
(603) 225-7425 FAX
pbradley@nhclf.org

Honorary Director (non-voting)

Ed Speraw, Delaware Manufactured Home Owners Association

4590 Highway One PMB 112
Rehoboth Beach, DE 19971
Home: 302-945-2122
Cell: 302-245-5200
esperaw@aol.com

Bylaws Committee

Purpose: Review bylaws, gather input from board members, and propose changes.

Chair – UNFILLED

Linda Hanson

Terry Nelson

Kylin Parks

Convention Committee

Purpose: Recommend convention site, date, and location. Develop convention plan and organize the event.

Chair – Steve Anderson

Bev Adrian

Dave Anderson

Sandy Boone

Ishbel Dickens

Linda Hanson

Kylin Parks

Lois Parris

Tim Sheahan

Paul Wissmiller

Finance Committee

Purpose: Review financial reports and funding agreements. Conduct fundraising.

Chair – Lois Parris

Sandy Boone

Steve Anderson

Russ McPherson

Dave Anderson

Legislative Committee

Purpose: Identify possible national legislative activity. Work with national legislative allies.

Chair – Tim Sheahan

Peter Ferris

Dot Sliney

Ed Speraw

Membership Committee

Purpose: Recruit and renew individual and organizational members.

Chair – Peter Ferris

Sandy Boone

Linda Hanson

Newsletter Committee

Purpose: Develop newsletter plan. Produce quarterly newsletter.

Chair – Terry Nelson

Dave Anderson

Sandy Boone

Strategic Planning Committee

Purpose: Recommend process and oversee strategic planning.

Chair – Lois Parris

Steve Anderson

Dave Anderson

Web Site Committee

Purpose: Review web site, gather input from board members, and propose changes. Work with web master to update web site.

Chair – Steve Anderson

Peter Ferris

Russ McPherson

While MHOAA is a national organization, there are also multi-state alliances that have formed reflecting the unique issues and the regional identities of different parties of the country. These regional alliances began to form over the last few years. They now include monthly conference calls and annual conferences.

Eastern Regional Alliance

Contact

Dorothy (Dot) Sliney
MHOAA Area Vice President

P.O. Box 386
Harrisville, RI 02830
(401) 568-096
fmhori@aol.com

Current Members

Federation of Rhode Island Mobile Home Owners
Manufactured Home Owners Association of New Jersey, Inc.
Manufactured Home Owners & Tenants Association
of New Hampshire
Massachusetts Federation of Mobile Home Owners

Midwestern Regional Alliance

Contact

Terry Nelson
MHOAA Area Vice President

1330 East Rand Road, #135
Des Plaines, IL 60016
(847) 296-5762
mhoai1@aol.com

Current Members

All Parks Alliance for Change
Association of Manufactured Home Owners in Ohio
Manufactured Homeowners Legislative Association of Michigan
Mobile Home Owners' Association of Illinois
Wisconsin Manufactured Home Owners Association, Inc.

Western Regional Alliance

Contact

Kylin Parks
MHOAA Area Vice President

4515 176th Street SW #43
Lynnwood, WA 98037
(425) 745-6837
kylinparks@yahoo.com

Current Members

Arizona Association Manufactured Home & RV Owners
Association of Manufactured Home Owners
Colorado Manufactured Home Owners Association
Golden State Manufactured Home Owners League
Idaho Manufactured/Mobile Home Owners Association
Oregon Manufactured Homeowners United



Alaska (Est. 2003)

Alaska Manufactured Home Resident Advisory Council — Pres: MacKenna Johns
6160 Old Seward Hwy, Suite 215
Anchorage, AK 99518

Arizona (Est. 1988)

Ariz. Assn Manufactured Home & RV Owners (AAMHO) — Pres: Ron Feinstein
2334 South McClintock Drive
Tempe, AZ 85282
Phone: 480-966-9566 or 800-221-6955
Fax: 480-966-4607
www.aamho.org • info@aamho.org

California (Est. 1962/1993/1997/1997/2007)

*Golden State Manufactured-Home Owners League (GSMOL) — Pres: Tim Sheahan
11021 Magnolia Avenue
Garden Grove, CA 92841
Phone: 714-826-4071 or 800-888-1727
Fax: 714-826-2401
www.gsmol.org • gsmol@earthlink.net

League of California Homeowners — Pres: Ken Willis
99 "C" Street, Suite 209
Upland, CA 91786
Phone: 800-692-4663
Fax: 909-931-1034
www.homeowners.org
chome@homeowners.org

*California Mobilehome Resource & Action Association (CMRAA) — Pres: Dave Hennessy
3381 Stevens Creek Boulevard, Suite 210
San Jose, CA 95117
Phone: 408-244-8134
Fax: 408-246-2992
www.pages.prodigy.net/maryannstein/cmraa/legislation.html • CMRAA@aol.com

Manufactured Home Owners Network — Pres: John Sisker
80 Huntington Street, Number 266
Huntington Beach, CA 92648
Phone: 714-536-3850 or 800-724-6644
Fax: 714-536-3850
www.mfghomeowners.net
dsisker@sprynet.com

*Coalition of Mobilehome Owners — California (CoMOCaI) — Pres: Frank Wodley
P.O. Box 4821 • Chatsworth, CA 91313
Phone: 818-886-6479
www.comocal.org • comical@yahoo.com

Colorado (Est. 1998/2008)

Colorado Coalition for Mobile/Manufactured Home Resident Rights (CCMHRR) — Pres: Michele Newman
1425 Xenia Street, Apt. 108
Denver, CO 80220
www.mobilehomerights.com

*Colorado Manufactured Home Owners Association (CMHOA) — Treas: Jeffrey Buechler
3003 Valmont Road, Lot 98
Boulder, CO 80301
Phone: 720-565-6939
www.saveorchardgrove.com
saveorchardgrove@gmail.com

Connecticut (Est. ?)

Connecticut Manufactured Home Owners Alliance (CMHA) — Pres: Debbie Wolf
86 Colchester Commons
Colchester, CT 06415-2139
debbiewolf@yahoo.com

Delaware (Est. 1983)

Delaware Manufactured Home Owners Association (DMHOA) — Pres: Ed Speraw
16401 Coastal Highway
Lewes, DE 19958
Phone: 302-945-2122 or 800-511-1517
Fax: 302-945-2241
www.dmhoo.org • esperaw@aol.com

Florida (Est. 1962)

*Federation of Manufactured Home Owners of Florida (FMO) — Pres: Charlie Gallagher
P.O. Box 5350 • Largo, FL 33779-5350
Phone: 727-530-7539
Fax: 727-535-9427
www.fmo.org • pres@fmo.org

Idaho (Est. 2008)

Idaho Manufactured/Mobile Home Owners Association (IMMHOA) — Interim Pres: Jerry Thompson
1049 North Fawn Lane • Boise, ID 83704
Phone: 208-362-8043
immhoa@gmail.com
www.groups.yahoo.com/group/IMMHOA/

Illinois (Est. 1979)

*Mobile Home Owners' Associations of Illinois (MHOAI) — Pres: Terry Nelson
1330 East Rand Road, #135
Des Plaines, IL 60016
Phone: 847-296-5762
Fax: 847-813-7917
www.mhoai.org • mhoai1@aol.com

Iowa (Est. 1999)

Mobile Home Residents' Association — Pres: Jamie Schlueter
28 Navajo Trail • Iowa City, IA 52240

Maine (Est. ?)

Mobile Home Association of Maine
665 Saco Street, #7
Westbrook, ME 04092

Massachusetts (Est. ?)

*Massachusetts Federation of Mobile Home Owners
278 Newbury Street, #36
Peabody, MA 01960

Michigan (Est. 1982/1989)

Manufactured Homeowners Coalition of Michigan (MOCOM) — Pres: Clarence Cook
P.O. Box 180101 • Utica, MI 48318
Phone: 586-463-0279 or 586-247-6380
www.mocomofmi.com • rovg1@juno.com

*Manufactured Homeowners Legislative Association of Michigan (MOLA) — Pres: Walter Elliot
6988 McKean Road, #252
Ypsilanti, MI 48197
Phone: 734-483-9749
www.molaofmi.org
carkathelliott@aol.com

Minnesota (Est. 1980)

*All Parks Alliance for Change (APAC) — Pres: Bev Adrian
970 Raymond Avenue, Suite 105
St. Paul, MN 55114
Phone: 651-644-5525 or 866-361-2722
Fax: 651-523-0173
www.allparksallianceforchange.org
info@allparksallianceforchange.org

Nevada (Est. 1974/2002)

Nevada Association of Manufactured Homeowners — Pres: Vernon Perry
1928 Western Avenue, Suite 4
Las Vegas, NV 89102-4812
www.namh-online.com

Alliance of Manufactured Home Owners in Parks — Pres: Marilyn Mertz
2020 Valley Way • Reno, NV 89512

New Hampshire (Est. 1972)

*Manufactured Home Owners & Tenants Association of New Hampshire (MOTA-NH) — Pres: Lois Parris
P.O. Box 998 • Concord, NH 03302-0998
Phone: 603-224-0408
www.mota-nh.org • president@mota-nh.org

New Jersey (Est. 1974)

Manufactured Home Owners Association of New Jersey, Inc. (MHOA) — Pres: Donald Baker
P.O. Box 482 • Toms River, NJ 08753
Phone: 732-370-4710
mhoanjdiretor@yahoo.com

New York (Est. 1992)

Park Resident Homeowners Association (PRHO) — Pres: George Miles
P.O. Box 68 • Ontario, NY 14519-0068
Phone: 315-524-6703 or 800-727-4498
Fax: 315-524-7621
www.prho.com • info@prho.com

North Carolina (Est. 1994)

North Carolina Manufactured Home Owners Association — Pres: Edward Platz
157 Greystone Drive
Hendersonville, NC 28792

Ohio (Est. 2005)

Association of Manufactured Home Residents in Ohio (AMHRO) — Pres: Bill Geniella
24 Birch Run Drive
Delaware, OH 43558
Phone: 614-207-2800
www.amhro.org
bgeniell@columbus.rr.com

Oregon (Est. 1980/2007)

Manufactured Home Owners of Oregon, Inc./OSTA — Pres: Fred Schwach
3000 Market Street NE, Suite 426
Salem, OR 97301
www.mhoo-osta.com • mfgood@charter.net

*Oregon Manufactured Homeowners United — Exec Director: Peter Ferris
P. O. Box 263 • Waldport, OR 97394
Phone: 541-272-1648
www.mhoclure.com
bumpy73@yahoo.com

Pennsylvania (Est. 1988)

Pennsylvania Manufactured Home Owners of America — Pres: Deborah Chapman
49 Log Cabin Court • East Earl, PA 17519

Rhode Island (Est. 1985)

*Federation of Rhode Island Mobile Home Owners — Pres: Dorothy (Dot) Sliney
45 Maplewood Drive • Mapleville, RI 02839
Phone: 401-568-0965
FMHORI@aol.com

South Carolina (Est. 1999)

Manufactured Home Owners of South Carolina — Pres: Susan Lyall
1818 Hwy 17 N
Surfside Beach, SC 29575

Texas (Est. 1993)

*Recreational Vehicle/Mobile Home Owners Association of Texas (RVMHOAT) — Pres: Bob Bosse
P.O. Box 37 • La Feria, TX 78559-0037
Phone/Fax: 956-831-8502
www.rvmhoav.org • RVMHOATInc@aol.com

Utah (Est. 1999)

*Utah Manufactured Homeowners Action Group (UMHAG) — Pres: Steve Anderson
3429 South Eastcrest Road
West Valley City, UT 84120
Phone: 801-965-9522
www.umhag.com
dons5916@hotmail.com

Vermont (Est. 1989)

Vermont Mobile Home Owners Association — Pres: Dorothy Hayes
P.O. Box 443 • Quechee, VT 05059
www.vmhooa.com • president@vmhooa.com

Washington (Est. 1971/?/2006)

*Mobile Home Owners of America, Inc. (MHOA) — Pres: Bob Burton
3421 Kitsap Way, Suite "H"
Bremerton, WA 98312
Phone: 360-373-2436
www.mhooa.net • mhooa2002@donobi.net

*Association of Manufactured Home Owners — Pres: Joanne Parkening
17408 44th Avenue West, Unit 40
Lynnwood, WA 98037
Phone: 425-741-0016
Fax: 425-954-1162
www.wamho.org • frank@cheeney.com

Wisconsin (Est. 1998)

*Wisconsin Manufactured Home Owners Association, Inc. (WIMHOA) — Pres: Kristen Zehner
P.O. Box 254 • Marshall, WI 53559-9207
Phone: 608-655-4573
webpages.charter.net/wimhoa/
wimhoa@charter.net

[* = MHOAA Member]

Last Updated: 9/30/08

Homeownership

The American Internet Society of Manufactured Homeowners • www.taismho.com—

Insuring that you are counted as part of our united front against the corruption in the National Manufactured Housing Program.

All Ahead • www.allahead.org—To advance homeownership opportunities for low-moderate income families and individuals through education, individual counseling, lending and lending support. To provide support and training services to non-profit organizations fostering equal access and homeownership opportunities to persons of all races, national origins and income levels, and to empower home buyers, homeowners and the agencies which support them in order to foster and enhance homeownership through building coalitions and affiliations.

Ginnie Mae • www.ginniemae.gov/guide/pdf/chap30.pdf?section=Search—Ginnie Mae's special requirements for manufactured housing loan pools and packages, 2003.

US Department of Housing and Urban Development • www.hud.gov—The site contains links to housing news; information about home owning, buying, renting and financing; community data; and pages about how to work with HUD.

Housing and Consumer Advocates

AARP • www.aarp.org—AARP is a nonprofit membership organization of persons 50 and older dedicated to addressing their needs and interests.

Consumers Union • www.consumersunion.org/mh—Consumers Union publisher of Consumer Reports, is an independent, nonprofit testing and information organization serving only consumers.

National Consumer Law Center • www.consumerlaw.org—America's foremost advocate for low-income consumer justice, and its leading expert on low-income consumer issues.

NLIHC: National Low Income Housing Coalition • www.nlihc.org—Dedicated to ending America's affordable housing crisis. Weekly news and alerts about affordable housing.

NeighborWorks • nw.org/network/home.asp—NeighborWorks America creates opportunities for people to live in affordable homes, improve their lives and strengthen their communities.

Housing Developers

ROC USA • www.rocusa.org—An organization dedicated to delivering security and value through resident ownership of manufactured home communities - a program of the New Hampshire Community Loan Fund.

RCAP Solutions • www.rcapsolutions.org—RCAP Solutions is a comprehensive nonprofit community development corporation that works with communities of all sizes to address a broad range of needs.

Community Resource Group • www.crg.org—Community Resource Group is a multi-state rural development organization established in 1975 to help people in the rural South build hometown futures by seeking long-term solutions to community-wide problems. Our primary areas of expertise are development of water and wastewater systems, lending related to water and wastewater, community transportation, and low income housing.

PMC Financial Services • www.pmcfinserve.com—The mission of PMC Financial Services is to provide financing for manufactured/mobile home resident groups, nonprofit affordable housing providers and owners through programs which accomplish the acquisition, construction, refinance, upgrade, and/or rehabilitation of manufactured/mobile home parks.

Institute for Community Economics • www.iceclt.org—The Institute for Community Economics (ICE) is a national community development organization promoting economic justice through community land trusts (CLTs) and community investment.

Foundations

I'M HOME • Innovations in Manufactured Homes • www.cfed.org/focus.m?parentid=317&siteid=317&id=317—The mission of Innovations in Manufactured Homes (I'M HOME) is to ensure that families who choose to purchase manufactured homes reap comparable benefits from the homeownership experience as do buyers of site-built homes

Ford Foundation • www.fordfound.org—The foundation's goals are to strengthen democratic values, reduce poverty and injustice, promote international cooperation and advance human achievement.

Northwest Areas Foundation • www.nwaf.org—We identify, share and advocate "what's working" to reduce poverty for the long term. Our foundation partners with select communities in Minnesota, Iowa, North Dakota, South Dakota, Montana, Idaho, Washington and Oregon, providing technical assistance and financial resources through our Ventures, Horizons, and Connections programs. We also cooperate with other organizations and communities to gather and share practical knowledge.

