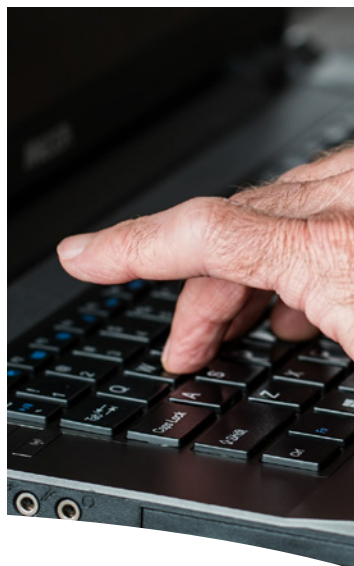


MANUFACTURED HOME PARKS COMMUNITY RESOURCE GUIDE



SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

LOCAL, STATE & FEDERAL RESOURCES

The following resources are available to assist manufactured home park communities. For more information on these resources, contact the City of San Marcos at (760) 744-1050.

CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

The State of California designated a mobilehome ombudsman within the Department of Housing and Community Development to provide public assistance in handling and coordinating the resolution of problems and complaints relating to residing in manufactured homes.

Mobilehome Assistance Center: The Office of the Mobilehome Ombudsman

(916) 263-4742 | MHAAssistance@hcd.ca.gov

For information on landlord/tenant Mobilehome Residency Law, requirements for operating a park under the Mobilehome Parks Act and owner's rights and obligations regarding manufactured home registration and titling, visit

www.hcd.ca.gov/manufactured-mobile-home/index.shtml.





LEGAL ASSISTANCE AND MEDIATION

Landlord/tenant issues between park owners and residents are managed through civil court proceedings. The following local resources offer no- or low-cost assistance:

Legal Aid Society of San Diego, Inc.

216 South Tremont Street, Oceanside, CA 92054
(877) 534-2524 | www.lassd.org

Elder Law & Advocacy | San Diego and Imperial Counties

Legal advice at no charge for low-income seniors age 60+
(760) 439-2535 | <http://seniorlaw-sd.org>

San Diego Volunteer Lawyer Program

707 Broadway, Suite 1400, San Diego, CA 92101
(619) 235-5656 | www.sdvlp.org

National Conflict Resolution Center (Main Office)

530 B Street, Suite 1700, San Diego, CA 92101
(619) 238-2400 | www.ncrconline.com

San Diego County Small Claims Court Advisor

(858) 634-1777 (Mon to Thurs | 8:30 am to 12:30 pm, 1:30 to 4:30 pm);
24-hour recording: (858) 634-1900



RESIDENT ADVOCACY GROUPS

Golden State Manufactured Home Owners League (GSMOL), Region 7

A statewide volunteer organization dedicated to protecting and promoting the health, safety, welfare, rights and investment of members throughout California.

(800) 888-1727 | www.gsmol.org

San Marcos Mobilehome Resident Association (SMMRA)

A private, nongovernmental association that advocates for manufactured/mobilehome-owner's way of life throughout San Marcos, California.

www.smmra.org | Email: info@smmra.org

Educational Community for Homeowners (ECHO)

A nonprofit membership corporation dedicated to assisting California homeowners associations.

(408) 297-3246 | www.echo-ca.org

The names and contact information in this brochure are provided as a resource and not in the way of an endorsement by the City of San Marcos. The resources list is intended as a brief overview and may not include all available local, state and federal resources.



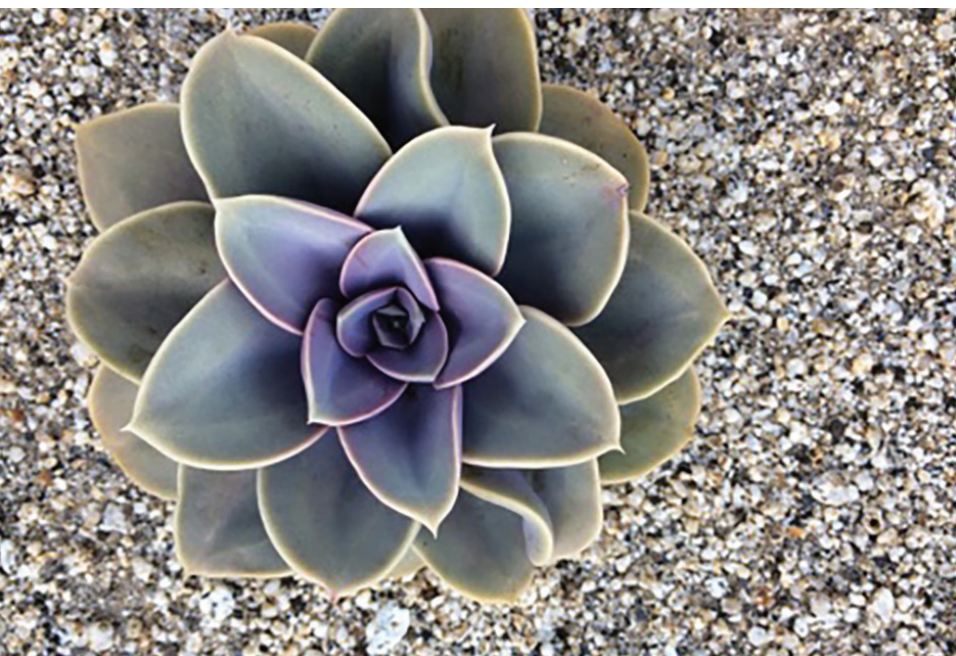
FAIR HOUSING SERVICES

If you feel your right to fair housing is being challenged by your park owner or Home Owners Association on the basis of race, color, religion, national origin, ancestry, age, sex, marital status, disability, sexual preference, source of income, families with children or any arbitrary class status, contact the Legal Aid Society of San Diego. Leave a message stating your issue and your contact information; you will receive a call within two business days.

Legal Aid Society of San Diego, Inc.

216 South Tremont Street, Oceanside, CA 92054

(844) 449-3500 | www.lassd.org



CITY RESOURCES

The City of San Marcos has limited authority under state law to enforce issues affecting private- and resident-owned manufactured home parks.

The City does not have the authority to intervene in issues such as:

- Requests for an interpretation of leases or other park correspondence.
- Providing legal advice.
- Billing disputes or monetary claims against the manufactured park corporation.
- Disputes between residents and park owners.

The City has authority to assist with the following issues:

- Review of rent increases, only if a petition is submitted by 51 percent of affected residents.
- Health and safety issues affecting a park that constitute a public nuisance.

RENT REVIEW

The San Marcos Mobilehome Rent Review Commission (SMMRRC) receives, reviews and holds hearings on petitions relating to space rent increases filed by at least 51 percent of affected park residents. The goal is to protect home owners and residents from unreasonable increases while allowing park owners to receive a fair rate of return on their investment as required by the courts. These protections do not apply to accord agreements or rental agreements exceeding 12 months.

For more information about the SMMRRC, visit www.san-marcos.net or call (760) 744-1050.



HEALTH & SAFETY/PUBLIC NUISANCE ISSUES

The City is authorized to enforce certain health and safety issues affecting manufactured home parks common areas which constitute a public nuisance. Examples of such issues that should be reported to the City include, but are not limited to, those relating to fuel, gas, oil, water, electrical, mechanical, sewage connections, construction, plumbing installations, roadways and grading.

To report a health and safety concern, visit the City's online "Report a Concern" portal at www.san-marcos.net/reportaconcern or call (760) 744-1050.

Safely dispose of your unwanted, unused or expired prescription drugs at the following location.

County of San Diego Sheriff's Prescription Drop-Off Box San Diego County Sheriff's San Marcos Station

182 Santar Place, San Marcos, CA 92069
Monday to Friday, 8:00 am to 4:30 pm



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City of San Marcos

1 Civic Center Drive
San Marcos, CA 92068
(760) 744-1050

www.san-marcos.net

