



MHOA-NJ Reports to You

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Message from our President

I would like to introduce myself as MHOA-NJ's new president.

I'm glad to be here and am excited about many of the things we'll be working on during this year of changes and challenges. Despite the obstacles from this unprecedented health crisis, our organization strives to increase communication with our members and intensify chapter collaboration.

As our board begins its 63rd year of service, we recommit to our mission of ensuring the rights of manufactured homeowners by dispelling

through education the misconceptions and myths held by the public, media, and government officials concerning manufactured housing, its owners, and residents. We will stand firm in our pursuit to tackle the rent issues facing our residents. Our goals can be met, but only with your help. Your input is invaluable for our success.

Our Executive Board meetings are held remotely, and community members are invited. We make a great team. Together, we are poised to do more. These are exhilarating and demanding

times. I look forward to working for and with you through them.

MHOA is more than a manufactured home association. It is the platform for Members Helping Others Achieve.

*Dave Kruczek
President
MHOA-NJ*



Get to know MHOA-NJ:

- Founded in 1959.
- Represents the interests of manufactured homeowners.
- Membership fees are \$6.00 dollars a year.
- Gets results.

Message from the Executive Director

It is my honor and privilege to serve MHOA-NJ as the Executive Director.

You may ask what precisely an Executive Director does. My job is to serve you, the residents of manufactured housing in New Jersey, by managing the day-to-day business of MHOA-NJ. From taking calls from

members who need advice or help, and attending local chapter meetings. My position also entails applying for grants to achieve the association's goals and promote legislation in Trenton to better the lives of our members.

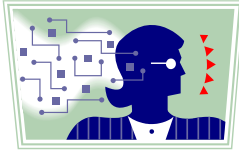
Ultimately as Executive Director, my number one goal is to ensure that all work is completed that is

necessary to continue MHOA-NJ's over 60 years of service to you.

*Joseph Sullivan
Executive Director
MHOA-NJ*



Questions and Answers



Here, you'll find a few questions that have recently been submitted to MHOA-NJ's board. I've done a little research and have attempted to answer some of the questions.

What is meant by the words, "Proposed changes in legislation to increase legal protection for community residents?"

Answer: The statement in question, *"Promote meaningful change in legislation to increase legal protection for community residents."* refers to one of four goals that MHOA-NJ has pledged to pursue.

Our board members are actively involved in Lobby Days held by the state in Trenton and the federal government in Washington. These members meet with NJ's legislative representatives and senators to discuss the unique needs of our residents who own their homes and lease the land beneath them. Many of these senators and congressmen and women are not aware of any manufactured homes in their districts or of the multiple issues these residents face.

What changes has the organization made to date concerning residents legal protections?

Answer: Our latest involvement was in the

introduction of **H.R. 926/S. 1804** in January 2019, which encourages state and local jurisdictions to include manufactured housing in their Consolidated Plans. A Consolidated Plan is designed to help state and local governments assess their affordable housing and community development needs. Inclusion in these plans allows projects involving manufactured housing to seek support through federal funding programs, such as Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grant (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program.

Our focus this year is to work with five specific communities in NJ to establish rent leveling boards which would conduct hearings and mediation of tenant and landlord petitions regarding the adjustment of rents under the municipality's rent leveling laws. Should the municipality not have any rent leveling laws, then our attention would be focused on assisting in the creation of such laws.

At the present time, the State of New Jersey does not have a law governing rent increases. However,

municipalities within the State may adopt ordinances regulating the amount and frequency of rent increases within their specific municipality. New Jersey has 565 municipalities taking five forms: borough, city, town, township, village. Ultimately, we would like to see a statewide rent control/leveling law. This is our definitive goal.

What has MHOA-NJ accomplished?

LEGISLATION MHOA-NJ HAS HELPED TO OBTAIN:

- Anti-eviction laws, which prevent landlords from evicting tenants except for limited reasons.
- The Tenant's Rights Act
- Laws to allow "For Sale" signs on homes.
- Prevention of fees for entrance into parks.
- Requirement for leases.
- Right of first refusal.
- Laws allowing real estate agents to list manufactured homes for sale.
- Assisting tenants in getting rent control ordinances in their towns.

Continued on Page 3...

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Questions and Answers continued...

- Laws prohibiting landlords from withholding permission to sell a home without reason.
- Disclosure of all fees before entrance.

How many communities does MHOA-NJ represent?

Answer: As of the beginning of 2021, MHOA-NJ has members in 55 manufactured home communities throughout New Jersey. That number grows every year!

What does MHOA-NJ do with the funds it collects?

Answer: As for the funds collected, there are several mailings made to our members via our newsletter. We pay for the creation and maintenance of a website which is presently being reconstructed. We have aligned ourselves with the following groups and therefore pay membership fees to many of them:

NMHOA the National Manufactured Home Owners Association.

ROC USA a national group dedicated to promoting

ownership of manufactured home communities.

AARP

Consumers Union a nonprofit testing, education and information organization that serves consumer interests.

National Consumer Law Center

New Hampshire Community Loan Fund an organization that has developed multiple tools and programs to assist manufacture homeowners.

NeighborWorks creates opportunities for affordable housing.

We assume the expenses accrued by board members attending the Lobby Days in Trenton and Washington, and the expenses of members attending the NMHOA (National Manufactured Homeowners) Convention each year. We rent a PO Box and have a phone dedicated to MHOA member calls. There are expenses that must be assumed for the planning and execution of our annual convention. Often, our larger community meetings must be held in rooms that charge us for their use. Our in-

person board meetings are accompanied by refreshments. MHOA-NJ has also hired consultants from time to time to assist in the creation and execution of projects related to our lobbying efforts.

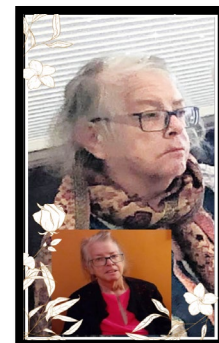
Is MHOA-NJ a political lobbying organization? Does the organization fund any political Party?

Answer: Because MHOA-NJ has filed as a 501(c)(3) non-profit, we cannot engage in political activity. We are limited to lobbying for manufactured homeowners issues and engage in general voter education issues. We may not fund nor support any political party or its candidates.

Joyce Dul
Secretary
MHOA-NJ



“As of the beginning of 2021, MHOA-NJ has members in 55 manufactured home communities throughout New Jersey. That number grows every year!”



The loss of Lori Dibble

With great sadness, we must report the loss of one of the greatest advocates for residents of manufactured housing in New Jersey and throughout the country.

Lori Dibble passed away after a long illness in December.

Lori worked tirelessly for the rights of manufactured home residents, and her

loss has left us all with a massive hole in our hearts. May she rest in peace, knowing her hard work will continue.



MHOA-NJ
PO BOX 104
JACKSON, NJ 08527

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MHOA-NJ Reports to You

About Our Organization...

MHOA-NJ

PO Box 104

Jackson, NJ 08527

Phone:

(908) 294-1209

E-Mail:

contact@mhoanj.org

We're on the Web!

See us at:

mhoanj.org

Next Zoom Meeting:

May 22, 2021, 6 pm

Send a request for
the link to:
contact@mhoanj.org

MHOA NJ was founded and exists for the purpose of ensuring the rights of manufactured homeowners by dispelling through education the misconceptions and myths held by the public, media, and government officials concerning manufactured housing its owners and/or residents.

Our goals are to:

1. Protect and strengthen manufactured housing communities and rights of everyone living in manufactured homes.
2. Promote meaningful change in legislation to increase legal protection for community residents.

3. Preserve efforts and encourage its residents to live in comfortable and safe communities.

4. Strive to educate our legislators and municipal leaders about issues which impact our community.

General Membership Meeting on Zoom May 22, 2021

The MHOA-NJ board is pleased to invite you to join us on May 22, 2021, at 6 pm for our next general membership meeting. Important topics on manufactured housing rights will be discussed, and you will have an opportunity to get to know your board and ask questions.

To get the zoom invite please e-mail us at contact@mhoanj.org and we will send you the links. Or you can call into the meeting at 6 pm on the 22nd at this number: (646) 558-8656
Meeting ID: 878 9398 1642
Passcode: 684576

Hope to see you there!

