



Spring 2024

# NEWSLETTER

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Welcome to our  newsletter!

As the days grow longer and the world around us blossoms, we are excited to share with you the latest news, updates, and events from the Manufactured Home Owners Organization of New Jersey. This season symbolizes renewal and growth, and we hope that this newsletter will inspire the same feelings in you.

In this edition, we have curated a variety of articles, resources, and stories that reflect the spirit of Spring - hope, resilience, and new beginnings. We are committed to providing you with the most relevant and helpful information to support a happy healthy life-style.

Thank you for being a part of our community. Your involvement and support make a significant difference in our mission to promote awareness and provide resources for those living in manufactured homes.

We hope you enjoy this Spring edition of our newsletter and find it informative and inspiring.



## Community Advocacy Efforts: A Spotlight on MHOA-NJ

The Manufactured Home Owners Association of New Jersey (MHOA-NJ) started in 2024 with challenges that needed to be addressed, including the loss and, through the hard work of MHOA-NJ, the triumphant return of rent leveling in Barnegat.

The challenges faced by many communities whose corporate owners have challenged the rights of rent leveling boards and the very existence of rent leveling ordinances. These issues repeatedly prove the need for robust advocacy for the residents of manufactured home communities throughout New Jersey.

MHOA-NJ, established in 1959, has been a steadfast advocate, educator, and protector of the rights of all manufactured home residents in New Jersey. The issues faced in 2024 may not be the same as those confronted by the pioneers who formed this association. The landscape is ever-changing, with new issues constantly emerging alongside the enduring challenges faced by manufactured housing residents.

Our advocacy for manufactured home residents is taken to the national, state, county, and local levels. We work with Senators, Members of Congress, State Senators, Members of the General Assembly, County Commissioners, and Committee and Council members to better the lives of those residing in manufactured housing.

On the national level, we partner with the National Manufactured Home Owners Association (NMHOA) to champion legislation addressing key issues affecting manufactured home residents, such as loan reform and protecting residents' rights. NMHOA meets with key elected officials to promote legislation protecting manufactured home residents' rights. These efforts are in their early stages, but they show the importance of addressing these issues with our federal elected officials. This outreach has led to further conversations that we hope will lead to positive reforms and legislation in the future.

We see exciting things being proposed by the State Senate and General Assembly as an association. For the first time in the history of MHOA-NJ's advocacy for residents of manufactured housing, we have a chance to see a statewide rent-leveling bill moving through both houses of state government: Assembly Bill A3361 and Senate Bill S2953. If passed and brought before the Governor for his signature, the bill would cap lot rent increases to 2 or 2.5%, depending on the final version of the legislation. These are truly exciting times for MHOA-NJ and our long history of advocacy on the state level.

On the local level, MHOA-NJ led the efforts to return rent leveling to the residents of manufactured housing in Barnegat. We met with residents of Summerfields Friendly Village this year and will meet with Shore Acres residents in June. We met with residents to organize and advocate for rent leveling in their towns as well as improve existing rent leveling ordinances. We work with association members to help form chapters and educate and promote the rights of residents in manufactured housing.

Corporate owners are replacing the mom-and-pop community owners of the past. Residents face loss of services, rising rents, and general disregard for the quality of their lives under these new regimes. The elderly on fixed incomes are the most seriously affected by these changes. Skyrocketing rents coupled with less compassion and respect for the elderly have led to many being evicted by these corporate raiders. Mom-and-pop owners were more lenient when someone was sick or in the hospital and might miss a payment. The corporate owners have zero sympathy and expect to be paid even if you're unable to because you're in a hospital. That's just one example of how life has changed for long-term manufactured housing residents.

MHOA-NJ has advocated and will continue to do so on all levels to protect the rights of manufactured homeowners and fight the overly aggressive rules and astronomical rent increases seen in corporate-owned communities. We will promote statewide rent leveling and local rent leveling as an association. MHOA-NJ will continue to be the leading voice of manufactured homeowners in New Jersey.

Joseph Sullivan  
Executive Director  
MHOA-NJ



#### **Who Are We**

We are the nation-wide membership based organization representing and advocating for manufactured home owners.

#### **Mission**

The mission of the National Manufactured Home Owners Association (NMHOA) is to promote, represent, preserve, and enhance the rights and interests of manufactured home-owners throughout the United States.

#### **Vision**

Among the basic principles fought for by the founding fathers of this country was that of basic property rights. The owner of a manufactured home shares the same tangible investment as does the owner of a one-bedroom condominium or a fifty-room mansion. NMHOA looks forward to the day when the owner of the manufactured home is accorded the same rights and privileges as the other property owners.

First and foremost is the sense of security in their community. Safeguards must be in place to ensure the home-owner's community is safe from sale and closure without the opportunity of the community to participate in its own self determination. If self determination is not achievable, home-owners should receive fair and just compensation as a result of such actions.



<http://www.nmhoa.org/>



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## RENT LEVELING LEGISLATIVE ACTIONS

Affordable housing costs are based on multitude of actors, vary by location, and are influenced by market availability. Many renters pay upwards of 35% of their income on rental fees and this is commonly considered the acceptable limit for affordable housing. Reasonable rent increases are allowed as long as the increase is not unconscionable.

There is no statute to determine the definition of unconscionable and the increase is typically decided in a court action on a case-by-case basis. "Therefore, the Legislature finds and declares that, to protect the health and well-being of residential tenants, it is in the public interest, and the public policy of this State, to establish a reasonable limitation on annual rent increases for tenants that live in rental housing that is a modular or manufactured homes."\*

Bi-partisan bills were submitted to the New Jersey Assembly and Senate and will establish limits for rent increases on modular and manufactured homes throughout the State.

Rent Increases for all manufactured homeowners would be limited to one 2.5% Increase within a twelvemonth period.

This limit would be applied to all manufactured homeowners state-wide and will provide protection to all communities that do not have the protection of rent leveling ordinance.

Communities that have annual increases less than 2.5% will have the option to retain the terms of their present agreement or accept the provisions of the new law when adopted.

There are over 565 municipalities in New Jersey and the majority are without rent control ordinances for manufactured homeowners. This action when adopted will provide additional security for manufactured homeowners to plan future finances.

MHOA-NJ will always promote and address issues that could improve the lives of manufactured homeowners and strongly support this long-due action. Inform your neighbors and local government officials and petition your State Representatives to adopt this Bill that will benefit all New Jersey residents.

Dave Kruczek

## Sponsors of the Bill:

**NJ Bill A3361** sponsored by Assemblymen and Assemblywoman Hutchison, Moen, and McCann.

**NJ S2541** (identical to A3361) Senator Paul D. Moriarty

## Remember, your voice matters!

By advocating for the issues you care about, you contribute to positive change in your community and beyond.



**As a manufactured home owner in New Jersey, you have a unique opportunity to make a significant impact on your living conditions. NJ Bill A3361, sponsored by Hutchison, Moen, and McCann, and its identical counterpart, Bill NJ S2541, sponsored by Senator Paul D. Moriarty, are currently under consideration.**

**These bills aim to cap rent increases in our state, providing much-needed relief and stability for homeowners like you.**

**Your voice matters in this fight for fair housing.**

**Contact your local legislators today and express your support for these bills.**

**Your action can help ensure a more affordable future for all manufactured home owners in New Jersey.**

**As a proud manufactured home owner in New Jersey, know that your voice is crucial in supporting legislation that safeguards our community's financial stability.**

**By contacting your legislators and urging them to back these bills, you can help ensure that manufactured home living remains affordable and secure for all.**

**Get your neighbors to do the same.**

**Let's unite to make our voices heard and advocate for a future where our housing costs are fair and manageable.**

### **A copy of the Bill:**

**[https://pub.njleg.state.nj.us/Bills/2024/A3500/3361\\_I1.HTM](https://pub.njleg.state.nj.us/Bills/2024/A3500/3361_I1.HTM)**

### **Contact your Assemblyperson and Senator:**

**<https://www.njleg.state.nj.us/legislative-roster>**

# Take Action **NJ Bill A3361 and NJ S2541**

## Steps to take:

**Be Specific:** When reaching out to your legislators, be clear about the issue you care about. Specify the bill, policy, or initiative you want them to support or oppose.

**Personalize Your Message:** Explain why the issue matters to you personally. Share your experiences, stories, or concerns related to the legislation. Legislators pay attention to constituents who can articulate their viewpoints.

**Email:** Craft a concise and respectful message. In the first paragraph, greet the legislator and request specific action. Describe the bill and provide rationale for your position. Always maintain a positive tone.

**Phone Calls Matter:** Call your legislator's office to express your views. Be polite and concise. Mention the specific issue and why it's important to you. Staff members often track constituent calls, which can influence decision-making.

1. Go to the website listed above and locate your district's Assemblyperson and Senator.
2. Click on the email symbol next to their name. For the phone number, click on their name.
3. Complete the form and send it.
4. Share this information with all your neighbors.

## A sample message:

Dear [Legislator's Name],

I hope this message finds you well. I am writing to you as a concerned citizen and your constituent, to bring your attention to two important bills that are currently under consideration in our state legislature - NJ Bill A3361 and NJ S2541. These bills, sponsored by Hutchison, Moen, McCann, Stamato, and Senator Paul D. Moriarty, are crucial to our community for a number of reasons.

They are particularly significant for New Jersey's manufactured home owners who own their homes but lease the land upon which they stand. The passage of these bills would provide much-needed support and protection to these homeowners. It would ensure that they are not unfairly disadvantaged due to their unique housing situation, where they own their homes but do not own the land on which these homes are situated.



I kindly request that you lend your support to these bills. Your backing will not only reflect the will of your constituents but also contribute to the betterment of our community. It will send a strong message that our legislature values and protects all forms of homeownership, including those in manufactured homes on leased land.

Thank you for your time and consideration. I trust that you will take our views into account when voting on these bills.

Sincerely, [Your Name]  
[Your Contact Information]



As an owner of a manufactured home, your active participation in the broader community is crucial for several compelling reasons:

**Affordability and Flexibility:** Manufactured homes present a cost-effective housing solution, often costing up to 50% less than comparable site-built homes. They also offer unparalleled adaptability, allowing for customization to meet your unique needs and financial circumstances.

**Benefits of Community Living:** Residing in a manufactured home community brings a plethora of benefits. These include a sense of belonging in a close-knit neighborhood, access to shared amenities, and reduced responsibilities for tasks such as lawn care and on-site maintenance, which can be both financially burdensome and time-consuming.

**Legislative Influence and Legal Protection:** Your active involvement in the wider community can help fortify the rights of those living in manufactured homes and strengthen the communities themselves. It can also drive impactful legislative changes to enhance legal protections for residents.

**Educational and Advocacy Opportunities:** Engaging in the larger community empowers manufactured home owners to educate lawmakers and municipal leaders about issues affecting their community. This active involvement helps to dispel misconceptions and myths about manufactured housing held by the public, media, and government officials.

**Your Participation Makes Our Voice Stronger And Much Louder!**

# Meet The Team



Two of my many rewards as MHOA-NJ President are seeing renewed interest in our association and watching the Executive Board coalesce and grow in confidence. I've become a "political junkie" and appreciate how the actions of a single individual can influence their entire community. Spare time is spent reading historical fiction.

*David Kruczek*

MHOA-NJ Executive Board President  
NMHOA Northeast Region Vice President

Hi. I'm Frank Sullivan, Vice President of MHOA-NJ.

I've lived in manufactured housing for over a decade.

As Vice President, I'm here to listen to your issues and advocate for you.

*Frank Sullivan*







**Kevin Coggins**  
Treasurer

Hello, I'm Kevin Coggins, Treasurer of MHOA-NJ.

As a manufactured homeowner and a tenant in a mobile home park, I know firsthand, the struggles faced by rising rent costs. I have seen so many of my neighbors negatively impacted by the rising cost brought on by corporations that buy up our communities but fall short in caring for the properties or hearing the voices of their tenants.

I've witnessed the passion and dedication of MHOA-NJ and joining the cause to fight for the rights of your family and mine was an easy choice.

MHOA-NJ is an ally we all need.

*Kevin Coggins*



**Joyce Dul**  
Secretary

Each one of you plays an integral role in the success of our endeavors, and for that, we are profoundly grateful. Your support empowers us to continue our vital work, striving for the development of safe, affordable manufactured home communities.

As we reflect on our accomplishments and look ahead to the future, let us take pride in our collective achievements and the positive impact we have on the lives of those we serve.

*Joyce Dul*

Hi, I'm MHOA-NJ's archivist and help with the membership data base.

If you do not have a rent control ordinance in your municipality, for 2024, meet with your municipal officials to try to get one established.

With today's economy, its imperative that you get rent control established for your protection.

Contact us for assistance in achieving this goal.

*Jesse Crowder*



**Jesse Crowder**  
Archivist  
Ancillary  
Membership



**Joseph Sullivan**  
Executive Director

Hi. I'm Joseph Sullivan, the Executive Director of the Manufactured Home Owners Association of New Jersey (MHOA-NJ), the Vice President of the National Manufactured Home Owners Association (NMHOA), and a member of the Manufactured Housing Consensus Committee of the Department of Housing and Urban Development.

I am honored to advocate for you on the local, state, and federal levels.

*Joseph Sullivan*





## Get Ready to Rock

### The Grandparenting World!

Being a grandparent is like having a VIP pass to the coolest show in town. You get to drop wisdom bombs, swap stories, and create epic memories with your grandkids. Wanna bond like superheroes? Dive into activities they love, whether it's strolling in the park, getting artsy with paint, or battling it out over board games.

If they're all about nature, try bird watching or planting seeds together. And for the tech whizzes, hacking their fave video game is the ultimate bonding hack!

Now, let's talk books - a magical portal for bonding! For little ones, snuggle up with classics like "Where the Wild Things Are" or "The Very Hungry Caterpillar". Older kids? Embark on the enchanting adventures of "Harry Potter" or the daring quests of "Percy Jackson". Reading together sparks mind-blowing chats and you might just learn a thing or two from their pint-sized wisdom!

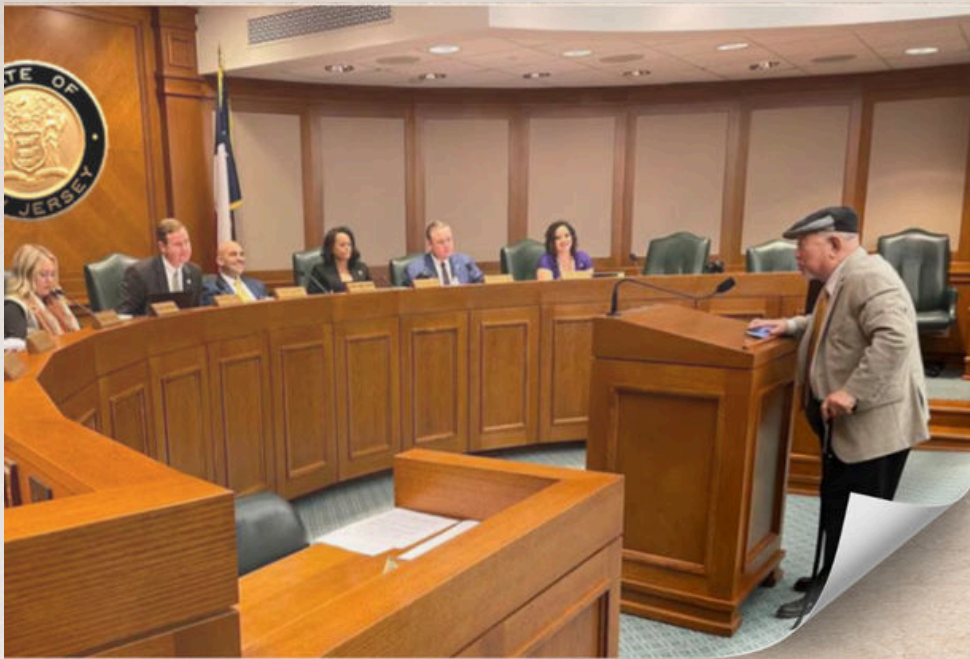
Time to get baking! Unleash your inner chef and whip up family recipes like your famous chicken soup or top-secret choc chip cookies. Or dive into uncharted culinary territory together. It's not just about passing on recipes - it's a chance to nurture creativity and teamwork in the kitchen!

As you already know, grandparenting isn't a one-size-fits-all experience. Each grandchild is a unique puzzle piece, connecting in their own special way.

The golden rule? Quality time, genuine interest in their world, and loads of love and patience. Nail this and you'll build a bond so strong, they'll be telling stories about you for ages!







## **Releveling the Playing Field**

### **The Comeback of A Community's Voice**

In one of New Jersey's municipalities, two communities stood united under an unexpected challenge. This was a unique amalgamation of manufactured homes, each with its own story, each echoing the dreams of its residents. But, their harmonious existence stood threatened by a sudden development - the dissolution of their rent leveling board!

The residents of these communities took pride in their colorful homes and tight-knit neighborhood. However, as time passed, the focus of the community shifted away from the affairs of their municipal township committee.

Unbeknownst to the residents, the township committee, in a controversial decision, abolished the rent leveling board of the manufactured home community. This left the homeowners at the mercy of landlords who wasted no time in doubling the rent of their tenants. The once-affordable haven became a place of uncertainty and financial strain for the residents.

Amidst the growing despair, a glimmer of hope emerged in the form of the Manufactured Home Owners Association of New Jersey (MHOA-NJ). The dedicated members of the MHOA-NJ's Board, along with several passionate community members, rallied together to address the injustice that had befallen the manufactured home community.

They tirelessly advocated for the restoration of the rent leveling board, understanding that the stability and well-being of the homeowners relied on this vital protection. Armed with impassioned speeches, and unwavering determination, they made their voices heard.



The municipal committee, feeling the pressure from the united front of the MHOA-NJ and the community, eventually relented. Within a six-week period of intense advocacy and perseverance, the rent leveling board was reinstated, much to the relief and jubilation of the manufactured home owners.

The restoration of the rent leveling board brought a renewed sense of security and stability to the municipality. The homeowners, now acutely aware of the importance of actively participating in the affairs of the municipal committee, have become vigilant in keeping abreast of the items placed on the committee's agenda.

The manufactured home communities learned a valuable lesson about the power of unity, advocacy, and civic engagement. The once-neglected voices had risen to effect positive change, and the residents stood as a testament to the strength of community action.

From that day forward, the vibrant community of manufactured homes in that municipality thrived under the protective umbrella of the reinstated rent leveling board, and the spirit of solidarity continued to resonate through the streets, serving as a reminder of the remarkable victory achieved through unwavering determination and collective action.

## **Here are some ideas for you to care for yourself in warmer weather:**



**Stay Hydrated:** As we get older, we are more prone to dehydration, so it's crucial to drink plenty of water, even if you don't feel thirsty. Carry a water bottle and sip throughout the day.

**Dress Appropriately:** Wear lightweight, loose-fitting, and light-colored clothing to stay cool. Wearing a wide-brimmed hat and sunglasses can also protect against sunburn and glare.

**Stay Indoors During Peak Heat:** Avoid going outside during the hottest part of the day, typically between 10 a.m. and 4 p.m. If outdoor activities are necessary, schedule them for early morning or evening when it's cooler.

**Use Sun Protection:** Apply sunscreen with a high SPF rating to protect against harmful UV rays. Reapply sunscreen every two hours, especially if sweating or swimming. Consider using sun-protective clothing and seeking shade whenever possible.

**Stay Cool Indoors:** Use fans, air conditioning, or evaporative coolers to maintain a comfortable indoor temperature. If air conditioning is not available, visit air-conditioned public spaces like shopping malls or libraries during the hottest parts of the day.



**Eat Light Meals:** Opt for lighter, cooler meals like salads, fruits, and vegetables. Avoid heavy, greasy, or spicy foods that can increase body temperature and discomfort.

**Exercise Safely:** Engage in physical activities indoors or during cooler times of the day. Swimming is an excellent low-impact exercise for seniors that can also help beat the heat.

**Check Medications:** Some medications can increase sensitivity to heat or dehydration. Consult your healthcare provider to understand how your medications might be affected by warmer weather and if any adjustments are necessary.

**Monitor Health:** Be aware of signs of heat-related illnesses such as heat exhaustion or heatstroke, including weakness, dizziness, nausea, headache, rapid heartbeat, and confusion. Seek medical attention immediately if these symptoms occur.

**Dab a dot of toothpaste** onto a bug bite to reduce the itchiness and swelling and get back to the great outdoors!

The only thing that can make a boiling-hot day worse is trying to quench your thirst with lukewarm water. To keep this from happening to you, **fill some water bottles halfway**, then lay them on their sides in the freezer. When it's time for a cool drink, grab a bottle, fill it up with your beverage of choice, and let the wall of ice in the bottle keep your drink perfectly chilled—and refreshing—for hours.

**Stay Connected:** If you are living alone regularly check in with friends, family, or neighbors, especially during heatwaves. Check -in on neighbors, to ensure their well-being too.





Dear MHOA-NJ Members,

As the vibrant heartbeat of our community, each one of you plays an integral role in shaping the extraordinary tapestry of our group. We are reaching out to you today to encourage you to renew your commitment to this incredible community and continue to be an essential part of our collective journey.

The value of belonging to a group like ours goes far beyond the ordinary. It's about finding a place where your voice is heard, your ideas are valued, and your presence makes a difference. It's about coming together with like-minded individuals who share your passion, your vision, and your aspirations for the protection of the rights of New Jersey's manufactured homeowners. It's about building connections that transcend the ordinary and creating a powerful force that will last far beyond what we do here, together, today.

Renewing your commitment to our group is a powerful affirmation of your belief in the transformative power of community. It's a declaration that you are dedicated to nurturing the bonds we've built, to contributing your unique talents, and to embracing the potential for growth and change that our group embodies.

Renewing your membership is not just a transaction; it's a recommitment to our shared vision and a rekindling of the passion that brought the community together in the first place in 1959.

We invite you to renew your membership to MHOA-NJ and to continue shaping the story of our communities within New Jersey with your presence, your ideas, and your unwavering dedication. Together, let's embrace the power of community and create a future that is as bright and promising as our collective spirit.

Thank you for being an essential part of our group, and we look forward to continuing this incredible journey alongside you.

With warm regards,  
The MHOA-NJ Leadership Team





**MANUFACTURED HOME OWNERS ASSOCIATION  
OF NEW JERSEY INC.**

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## **MHOA-NJ MEMBERSHIP APPLICATION FORM**

Membership in MHOA of NJ, Inc. is open to any resident living in manufactured housing in New Jersey and includes MHOA-NJ news and the right to attend all MHOA-NJ meetings, workshops, and conventions.

To join or renew your membership in MHOA-NJ, complete the form below and return it with a \$12.00 payment for one year to the address listed above. Please make your check payable to MHOA of NJ, Inc. Your canceled check will be your receipt.

Membership may also be maintained or initiated on the MHOA-NJ website using PayPal.

Please PRINT.

Date: \_\_\_\_\_

**Please Check Your Membership Status:**

\_\_\_\_\_ **Renewal**

\_\_\_\_\_ **New Membership**

Name: \_\_\_\_\_

Spouse: \_\_\_\_\_

Manufactured Home Park: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

Town: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Years Resident: \_\_\_\_\_