

Summary of MOU Components and Terms: as of 4-8-2021				
MOU Terms	Current Positions		Possible Compromise	Other MOU/Accords (a)
	Residents	Owners		
Disappearing Amenities/Services	Owners agree to maintain amenities. Removal of amenities subject to approval by residents.	Owners generally OK with concept that owners maintain amenities. Owners could propose to remove amenities but tenants could file complaint with committee if majority votes to protest a change.	Owners agree to maintain amenities. Removal of amenities subject to approval by residents.	<u>Ontario</u> requires maintenance of services unless there is a rent reduction.
MOU Effect on Subsequent Park Owners	Binding on subsequent owners as long as property continues to operate as a MHP.	Binding on subsequent owners as long as property continues to operate as a MHP.	Binding on subsequent owners as long as property continues to operate as a MHP.	Modesto is voluntary, but alternative is to be subject to RSO.
Duration of MOU	10 year term	Would like long-term (e.g., 10-20 years or possibly longer)	10 year term	Terms ranged: <u>Ontario</u> and <u>San Dimas</u> - 5 years <u>Vista</u> - 20 years <u>Napa</u> - does not specify a term
Exclusions				
Mobile Home Units Owned by Park	Exclude units owned by park.	Want to exclude - should MOU follow MRL wherever possible?	Exclude units owned by park.	Varies
Mobile Home Units Not Primary Residence	Exclude per MRL 798.21, including definitions and procedures.	Want to exclude - should MOU follow MRL wherever possible?	Exclude units that are not occupied as a primary residence.	Varies

Note:

(a) Other MOU/Accords reviewed: Modesto, Napa City, Ontario, Rancho Cucamonga, San Dimas, Vista