

Summary of MOU Components and Terms: as of 6-8-2021

MOU Terms	Current Positions		Other MOU/Accords (a)
	Residents	Owners	
Standing Advisory Committee/ Dispute Resolution	Would like standing committee like Modesto. MOU should include some general parameters of the committee.	Would like standing committee like Modesto	Varies
Safety Net Program	Would like to have; should not defer rent for later payment; should not be limited in time a resident can benefit; some existing programs have too low income threshold; income threshold should be reviewed periodically.	Support safety net program that is means tested. Could set rent to maximum percentage of income. Would like to have some flexibility for individual parks to tailor their programs to best fit the residents' and owner's needs.	Some include; various mechanisms. <u>Napa</u> program is open to very low-income households. <u>Modesto</u> program funded a pool of assistance funds to be matched by the City.
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.	<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.	Modesto is voluntary, but alternative is to be subject to RSO.
Duration of MOU	10 year term	20 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?	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?	Varies

Note:

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