

MEMBERS PRESENT: Mr. Chaney
 Mr. Prengaman
 Mr. Kovacs

MEMBERS ABSENT: None

GUESTS PRESENT: See attached guest list

Chairman of the subcommittee, Assembly Kovacs, called the meeting to order at 10:00 a.m. in the City of Las Vegas Commission Chambers.

Mr. Kovacs acknowledged Assemblyman Jane Ham and Assemblyman Jan Stewart as being in the audience. In addition, Assemblyman Karen Hayes and Commissioner Thalia Dondero were present.

Ground rules were established by the Chairman. Mr. Kovacs indicated that any person wishing to testify must sign the guest list and that the Chair would call proponents and opponents. Testifiers were also requested to state their names and the associations, if any, that they represented and to limit their remarks to five minutes. Mr. Kovacs stated that this was not intended to "stifle" anyone, and that he would be "very liberal as far as that is concerned."

Mr. Kovacs referred to a report developed by the interim committee consisting of approximately 209 pages and requested for those testifying today to please limit their remarks to "new testimony." He also introduced Don Rhodes, Chief Deputy Research Director, and stated that Don would read a summary of each bill prior to the subcommittee hearing testimony on that bill. He stressed that the summary was not to be taken as a statement of position.

The first bill on the agenda to be discussed was A.B. 30.

A.B. 30: Revises landlord and tenant relationships in mobile home parks.

Don Rhodes read the summary pertaining to A.B. 30, EXHIBIT A. Upon conclusion of Don's summary, Mr. Kovacs stated that he had been able to ascertain from other documents that "an emergency was not a prerequisite for a rent control ordinance." This opinion resulted from a 1976 California Supreme Court decision. He stated that the decision raised the question of whether or not the existence of a housing emergency has legal relevance to the imposition of rent control. He added that there was little consensus on the definition of a "low vacancy rate" in existing rent control statutes.

Don Rhodes added some remarks on rent control and vacancy rates obtained from the background paper which the research department had prepared. He said, "most rent control statutes and ordinances usually include boiler plate decorations that say there is an emergency in housing availability and describe the nature of the emergency. Vacancy rates, trend of rent increases versus increases in operating costs, the percentage of income required to obtain decent housing and patterns of housing construction and finance are all used to demonstrate the existence of an emergency." He also indicated that HUD advises 5% overall vacancy rates represent "critical emergencies." "Until recently, most courts have used the declaration of an emergency as a prerequisite to rent control legislation; however, several courts have rejected the housing emergency doctrine and have upheld rent control measures even in the absence of a proven emergency." Don stated that most rent control measures are based on "emergencies" because, "An emergency by definition is not permanent and that when situations do improve, you don't have to continue rent controls."

First to speak as a proponent for A.B. 30 was Shannon Zivic, president of the Mobile Home Owners League of the Silver State, 5900 W. Tropicana, Space 204. Shannon opened her comments by stating that recent hearings had resulted in her organization's conclusion that, "Local authorities should have the option to deal with mobile home rents and space shortages if such become necessary by virtue of an emergency or widespread rent gouging." She added that it was not the intent of this organization to propose a "rent control law." She stressed that the hearing should address only the granting of power to local governments to take steps to assist the people if emergency conditions do exist, and then only for mobile home rental parks. She said that the enabling authority was intended only for these mobile home parks and did not include any other segment of housing. She pleaded that the hearing not become a "rent control" hearing.

Shannon commented that in 1978 the Clark County Commissioners expressed a "willingness to help mobile home people with rent increase problems," but that the Legislative Counsel had advised them that they had no authority to deal with mobile home laws. She added that the 1979 Legislature was asked to allow local governments to deal with the problem, but that it postponed taking action because it was understood that over 3,500 mobile home spaces were on the drawing board. Shannon then stated that since 1979, only 1,400 new spaces have been provided, and that only 33% of those have been occupied and that it was obvious that "future development of rental parks will not be the answer to altering the supply and demand as hoped for by the 1979 Legislature." "Further, she said "hopes that landlords would curb their demands for continuing rent increases

also failed." She commented that rents in parks built after 1970 had increased 45% in two years and 70% in parks built before 1970. Shannon stressed the importance of the fact that the Mobile Home Owners League was not pressing for "rent control" but was instead seeking to place mobile home matters in the hands of local governments.

"There is a problem with the bill," she said. That problem concerns the 5% or less vacancy rate, "which predicates the right to establish rent regulatory ordinances." Shannon stated that this provision would render the bill virtually useless and that those people in need now would not be able to receive any help because the vacancy rate was presently 5.5%. She also said that wording referring to "guest" should be made plural to reflect "guests", and that the mediation boards be permitted to hear complaints on excessive rent increases, "which they cannot do now."

Mr. Kovacs questioned Shannon if going to the word "guests" instead of "guest" might not lend to subletting of mobile homes.

Shannon, "No, right now in order to sublet, a person has to register. This is a local county law." She said, "If you have "guest", if a landlord wants to be tough, he can say that the law only allows one person."

Kovacs, "is there any evidence that landlords have been of that nature; where if there is more than one guest, the landlord has actually asked them to leave?"

Shannon, "Yes. There should be no loose ends around mobile home laws. There is a problem with that now; they're too loosely written and there are ways to get around them."

Next to speak was Barry Becker, Southern Nevada Home Builders Association. He said that he was speaking against A.B. 30 and the provisions for rent justification and enabling authority for rent justification. He began his comments by saying that, "Once rent justification/control is established in any form in a community, it drives away the needed financing to build the projects in which to house the citizens. Once rent justification or some way of limiting the return the investor can make on his product is instituted, you put a cap on the value of that product, thereby keeping the product from escalating in value and keeping close to the property taxes that are charged against that product to provide the services in that community. Once a mobile home park's tax base is somewhat fixed, the tax burdens sometimes get shifted to the other properties in the area, which have not been restricted. That way you end up having people in R-1 homes or different business subsidizing the lower rents or rents that are artificially kept down, which is an unfair situation and could cause the possibility of curtailing some public services."

He added that several areas in the country had tried rent control, and it has failed hopelessly. He said, "Regardless of what percentage you place on the vacancy factor, 5% or 10%, when you start limiting the amount that can be charged for rents, you begin to drive financing away, and insure that no new parks will be built and by doing that, the "few" people that are living in parks today are protected and you are not giving free enterprise a chance."

The audience interrupted the speaker with laughter, Chairman Kovacs had to bring order back into the room.

Mr. Becker went on to say that enactment of this legislation would stop the growth of new parks and may be restricting people that will want to move here and wish to choose a mobile home in which to live.

For those reasons, his organization is vigorously opposed to any type of rent justification. He said, "Supply and demand is the best way to solve the problem. Cities and counties could change zoning laws to make it easier for a developer to develop a mobile home park, reduce some of the restrictions or some of the amenities that are mandatory. More parks would result, and you could have a more competitive situation for the tenants. Once enabling legislation is provided for one category of housing, it almost always expands to another category," he said. He also indicated that although his organization was not primarily in the mobile home business, he was concerned that the rent control efforts would spread to other categories, adding that, "As single family homes get more and more expensive, the need for multifamily apartments, condominiums and townhouses is far greater, and without the needed financing to provide the housing for the citizens as Nevada grows, we could find ourselves in a very, very damaging situation."

Mr. Kovacs stated that new construction was usually exempted from rent controls to encourage such construction. He asked Mr. Becker if such an exemption were added to the bill, if A.B. 30 would be somewhat more "palatable to the home industry." Mr. Becker responded that in most cases where rent control was imposed, there usually was an exemption for new construction but, "Several years down the road, when the legislation was changed or the ordinances were changed, these new parks were covered by a subsequent rent control legislation."

Mr. Kovacs acknowledged that Assemblyman John DuBois was also in the audience and thanked him for being present.

Next to speak was Wilma Rogers, who was appearing on her own behalf as a senior citizen. She stated, "I'm not starving, but I'm hurting." She enumerated several items that were having negative effects on her. Among these items were the rate increase by Nevada Power, the increase in bottled gas

prices, the increase in Medicare and mobile home taxes as well as the price of gasoline. She added that the only thing that was not going up was her income. Mrs. Rogers added that the rent increases on her lot added an additional hardship and that she did not have the option of moving because the cost of moving a mobile home was prohibitive. She felt that a local enabling act would help some of the older people that were living in Mobile Home Parks.

Mr. Kovacs added that a bill, A.B. 97, that had been proposed was designed to give relief to mobile home tenants based on income. Mrs. Rogers said that such a bill would not necessarily work because some of the senior citizens that were looking for help were "not in poverty poor." Mr. Kovacs indicated that the income levels under this bill could go up to as much as \$13,000. Mrs. Rogers stated that she applied locally for assistance based on her income, and that she only received about \$27.

Thelma Dixon, representing the Riviera Vegas Mobile Home Park, was next to speak. Mrs. Dixon said that there was a lady in her park that had a \$400 per month social security income. Of that \$400, she paid \$130 in space rent, \$10 for electricity, \$25 for gas, which leaves her only \$160 per month for other expenses. She questioned if anyone could live on \$400 per month adding that she did not think so and stressed that there was a need for rent justification to "stop all of this rent gouging." She also said that most of the money from rent was going to California.

Chairman Kovacs called Eddie Davenport to testify. Mr. Davenport represented The Americana Group Realtors, but said that he would be speaking mostly for himself. He began by explaining the meaning of "gross rent multiplier" and showed its application to local projects. He said that this method of calculation clearly showed that rents have never kept up with inflation and, "It's costing in the fact that we can't develop parks in order to provide a profit. He added, "If we control rents, let's also control utilities, let's control taxes, let's control maintenance, let's control labor costs; in other words, is this Las Vegas or is it Leningrad?" Mr. Davenport indicated that it was the anticipation of "profit" that encouraged people to take the risks of construction and gave some examples of such risks.

Mr. Davenport referred to remarks made earlier about the vacancy rates in new parks and said that, "Some developer took one hell of a risk to build those parks and some developer is losing his shirt trying to get those parks under way." He also gave some examples of risks taken in 1973 and 1974 with respect to developers who built office buildings and shopping centers. He said, "There won't be any development if rent control gets its ugly foot in the door and controls the income, therefore the profit motive of a developer."

Mr. Davenport indicated that he felt one solution to rising rents would be to ease some of the restrictions on the park developers. He also recommended that thought be given to bond issues, similar to those used by HUD, to give 3% financing to developers who could then build parks that would have government controlled rents. He also questioned whether the \$130 rent charged to someone for a mobile home space could be considered as "rent gouging" and suggested that the lady previously described as having an income of \$400 per month needed government subsidy. However, he stressed that low incomes should not be blamed on park owners and that since price controls could not be instituted on other sectors, it should not be started or applied to park owners.

Mr. Prengaman questioned Mr. Davenport's statement of rent not keeping up with inflation and asked if this referred to strictly new construction. Mr. Davenport said, "No, I'm talking on all kinds of rents--in apartments, in mobile home parks." Mr. Davenport then gave Mr. Prengaman an explanation of some of the things developers must do in order to break even. Mr. Prengaman said that in the area that he represented rents were doing well in relation to inflation and that they were actually running ahead of inflation. Mr. Davenport asked him if anything in the area could be purchased "at six times gross multiplier." Mr. Prengaman said that he did not understand what that meant, which prompted an explanation from Mr. Davenport.

Mr. Prengaman stated that there appeared to be several problems under consideration. One of the problems concerned existing parks as opposed to new construction of parks, and rising rents in these existing parks is not "really justified in terms of inflation or increased utilities." He added that there was no comparison between mobile home parks and apartments in that the renter paid most of the landlords expenses with the exception of common area lighting. Mr. Davenport interrupted by giving examples of other expenses to the owner, which by the audience's negative reaction indicated that some of the people present did not agree with him. Mr. Davenport responded somewhat emotionally to some jeering from the audience, and the Chairman had to return order to the meeting. Mr. Davenport then suggested that any "price gouging" that should occur could be taken care of with class action suits rather than the instigation of rent control.

Mr. Kovacs asked Mr. Davenport if most local governments have been helpful to the developers in providing adequate zoning for additional spaces. Mr. Davenport responded that zoning has been very restrictive. Mr. Kovacs then asked Mr. Rhodes to provide answers to some of the HUD provisions that had been mentioned. Before Don Rhodes could speak, someone attempted to pursue a verbal altercation with Mr. Davenport and Chairman Kovacs once again had to restore order to the meeting.

Don Rhodes stated that the interim subcommittee had also been concerned with some of the problems mentioned by Mr. Davenport and indicated that Mr. Davenport might want to obtain a copy of the subcommittee's report and that there were several bills which specifically addressed these problems. These bills were A.C.R. 4, A.J.R. 9, A.C.R. 3, A.B. 23.

At this point, Mr. Kovacs called a short, three minute recess.

Immediately following the recess, Mr. Julian Wallace, a member of the Las Vegas Mobile Home Park Mediation Board, came forward to speak. Mr. Wallace began by saying that the Las Vegas Mobile Home Park Mediation Board had been fairly successful given the limitations that were placed on that board and that the board was in favor of the amendments as provided in A.B. 30.

Mr. Prengaman asked Mr. Wallace to elaborate on the activities and experiences of the mediation board. Mr. Wallace indicated that during the past year, the board had held 3 hearings pertaining to the problems between the tenants and the owners of the parks. Mr. Wallace stated that the board only had the power to make recommendations concerning these problems. Mr. Prengaman then asked Mr. Wallace if he was advocating that the board be given the authority to review rents. Mr. Wallace responded affirmatively and added that the board should have authority along with the job that it was appointed to perform.

Mr. Chaney asked Mr. Wallace to describe some of the recommendations that the board had made to the County and City Commissioners that had been ignored and to explain how additional authority would solve any problems. Mr. Wallace said that one of the board's recommendations had been to be allowed to compel both parties to appear at hearings. Mr. Chaney stressed that what he was looking for was for some actual recommendations the board had made that would make changes. He also asked Mr. Wallace how the board determined whether or not there was "price gouging." Mr. Wallace responded that the board is not involved in that type of a dispute and gave the example of situations such as an owner giving notice to tenants with children that they would have to move, as the types of disputes that the board was empowered to hear.

Mr. Chaney posed another question to Mr. Wallace; however, the Chairman interrupted Mr. Wallace's response by indicating that the testimony was not particularly relevant to A.B. 30 and that perhaps it could be postponed until testimony would be taken on A.B. 31. Mr. Kovacs then called Jackie Anglin to testify.

Mrs. Anglin, resident at 6300 W. Tropicana, Space 42, stated that she was the Senior Director for the Mobile Home Owners League of the State. Mrs. Anglin expressed concern over where senior citizens who are now residing in mobile home parks would move to when they could no longer afford the rents in mobile home rental parks. She gave some illustrations regarding income and expenses relating to elderly people and the hardships they face by high costs for essentials. Mrs. Anglin added that many of these people do not

qualify for assistance and that out of 18,600 mobile homes in Clark County, only 15 people are now receiving rental assistance.

Mrs. Anglin stated that the only park designed exclusively for senior citizens by the City of Las Vegas is not restrictive enough with respect to the income levels of the persons residing within the park. She suggested that the park restrict its residents to only those individuals with very low incomes who are "truly needy." She also said that the citizens had no recourse between legislative sessions and that if A.B. 30 were approved, problems could be brought to the attention of local authorities. A copy of Mrs. Anglin's speech is attached to these minutes and marked "EXHIBIT B."

There being no questions for Mrs. Anglin, Chairman Kovacs requested Ralph Zimmerman to come forward to speak.

Ralph Zimmerman, with the Las Vegas Board of Realtors, stated that the subject that he wished to address was "rent control." Mr. Kovacs interrupted Mr. Zimmerman and reminded him that his remarks should be contained to A.B. 30, Mr. Zimmerman responded by saying that he was concerned with Section 2, of A.B. 30, "Which is 'rent control'." He expressed his concern with the fact that where rent controls exist, "Investors won't invest and builders won't build. Fear is struck into the shelter industries." He said that the fact that new construction was exempted made no difference, and he gave New York City as an example. Mr. Zimmerman cited comments made by lenders to the effect that they had decided to stop making loans to developers wishing to build where rent controls were in effect because there was some doubt as to whether or not the borrower would be able to "retire his debt." He also stated that reports had shown that economic development in the northeastern part of the country had been stifled largely due to the imposition of rent control. He quoted from another report that urged the repeal of rent control laws because of the "decay" caused in the maintenance of the quality of housing.

Mr. Zimmerman said that controls added approximately 30% to the cost of a dwelling unit and that instead of imposing rent controls, government restrictions and "red tape" should be cut back and the free enterprise system should be allowed to flourish.

Mr. Prengaman commented to Mr. Zimmerman, "For two years now we've heard that the solution is more--more spaces." He questioned what should be done when that solution was not realistic. Mr. Zimmerman said that he did not see that as being the problem, instead it was a problem of rezoning and not being able to get the mortgage companies to finance the property. He added that landlords should not be required to assume the entire responsibility of providing rental spaces and that without the landlord, an even bigger problem would exist.

Mr. Rhodes pointed out that one of the recommendations from the subcommittee was that restrictive zoning should be decreased to

allow developers to build more mobile home parks.

Mr. Zimmerman responded by saying, "If you're talking about enabling legislation for rent control on the one hand and rezoning on the other, I doubt very seriously if a developer is going to come in even though it's all rezoned for mobile home parks and develop a mobile home park." Mr. Rhodes stressed that this was just one of the suggestions made by the subcommittee.

The Chairman then called Thelma Clark. Mrs. Clark indicated that she lived at Riviera Vegas Mobile Home Park, 2038 Palm, Space 253, Las Vegas Nevada. Her opening comments were concerning the fact that the hearing should have nothing to do with anything other than mobile home tenants and mobile home park owners. She stressed that only existing parks were under consideration under A.B. 30. Mrs. Clark stated that half of the tenants in the park where she lives are 75 years old or older and that rising rents presented a particular problem to these people. She gave an example of how her rent has increased from \$45 per month in 1967 to its present rate of \$130 per month and added that she and the other people in her park desperately needed to have the bill passed now; that they could not wait until 1983. Mrs. Clark indicated that the only alternative to the rising rents was to move. She then explained why it was not economically feasible for her or most other mobile home owners to do so--the costs are simply prohibitive. She completed her testimony by saying, "We are captive tenants in our own home, and it is pitiful for some of these senior citizens."

Mr. Prengaman asked if grants or subsidies could not be seen as a possible solution to the senior citizen's problem. Mrs. Clark responded by giving some examples of the financial difficulties of senior citizens.

Mr. Chaney asked Mrs. Clark if she really felt that A.B. 30 would actually solve the problems of the senior citizens. Mrs. Clark said that she felt that the local government would be more sensitive to the needs of the people and that the bill would be the first step. Mr. Chaney said that he just wanted to be sure that Mrs. Clark understood that this was just some more legislation "that would enable somebody to listen to you."

Mr. Kovacs expressed his concern over the difficulties that the senior citizens were having and questioned whether or not this bill, A.B. 30, would actually help those people. He referred to another bill, A.B. 97, that he felt would be more help to these people. Mrs. Clark reiterated that A.B. 30 would be a start and that it should be passed along with A.B. 31.

Mr. Carnig Phillips, Jr., 4155 Vegas Valley Drive, Space 93, was next called to speak. He stated that he was against "control."

He also said that senior citizens were not opposed to a reasonable profit, but he did not expect to subsidize a landlord at his own expense. He said that the cost of living allowance he was receiving was not keeping pace with inflation and that he felt something should be done about that. Mr. Phillips told a story about when he was working on the WPA, relating it to what senior citizens now have. He said that most senior citizens live in mobile homes because they cannot afford to buy homes and that they were handicapped by the fact that they could no longer work and were dependent on the government for assistance. He reemphasized that he opposed rent "control" and favored instead rent "justification."

Next to speak as an opponent to A.B. 30 was Larry Pegram, Director of Marketing for Lincoln Property Company. He stated that he was appearing before the Committee in his role as Co-chairman of the Nevada Housing Coalition. Mr. Pegram began his comments* by listing the names of some of the members of the Nevada Housing Coalition. He then gave the Committee the reason for the coalition's formation and stressed that it was the desire of the coalition to work with anyone to achieve the goals of that organization. Mr. Pegram stated that A.B. 30 and A.B. 31 were not solutions to the lack of availability of affordable housing.

Mr. Pegram went on to say that we all had a responsibility to the "victims of these inflationary times," but that, again, rent control was not the answer. He indicated that a better approach would be "To look on a case-by-case basis, using need as the criteria, and use the safety net that society rightfully makes available" instead of forcing one segment of the population into subsidizing another.

Mr. Chaney stated that he agreed with Mr. Pegram in that the answer to the problem was more affordable housing and he asked Mr. Pegram if he had any suggestions on how to make more of this type of housing available to low income families. Mr. Pegram strongly emphasized that the most important item in bringing about more affordable housing would be to not impose rent control because that would only make the situation worse. He suggested that rezoning land, cutting red tape or cutting the 30% which is added to the cost of new housing for government regulations would help.

Mr. Chaney replied that the opportunities have been available for developers to provide affordable housing facilities, but they have not done so in the past. Mr. Pegram responded by saying that developers would build whenever they could but that the present problem was the cost of mortgage money and if the threat of rent control was added to that, development money would flee the State of Nevada. He used California as an example of his statement.

*Exhibit C

Mr. Prengaman stated that the same testimony had been heard two years ago and asked Mr. Pegram what the coalition had done in the last two years to affect more housing or more mobile home lots. Mr. Pegram responded that he believed that a number of steps had been taken but that the Nevada Housing Coalition was not an organization with "any kind of a long, consistent life." He added that the organization was formed based on the fact that the legislature was meeting and there was concern surrounding a number of bills that would effect the quality of life in the State of Nevada as well as the economy. He continued by giving some examples such as negotiations to lessen rent increases and attempts to free some BLM land for mobile home park development to illustrate what had been done since the last legislative session. He also said, in answer to another question from Mr. Prengaman, that the coalition was committed to helping to provide affordable housing by way of positive solutions.

Mr. Prengaman expressed his concern over the fact that the coalition was formed to fight the enabling authority. He said that he could see a solution being proposed by one side and the other side getting together to fight that solution with neither side being any better off. Mr. Pegram accentuated the fact that the coalition was willing to work with anyone or any group to find a positive solution to the housing crisis in Nevada, but that the solution did not begin with the threat of rent control.

Mr. Prengaman asked Mr. Pegram if he would be as willing to fight for subsidies and grants for the needy people as he is to fight rent control. Mr. Pegram responded that he would and added that he felt society as a whole had the responsibility to provide a "safety net" for its needy citizens and he would like to see this approach rather than having a mobile home park owner subsidize all of the tenants, regardless of their need.

Mr. Chaney asked Mr. Pegram why exempting new construction from rent controls and applying it only to existing parks would not be a good idea. Mr. Pegram cited the New York City example by saying that in the past ten years, twice new construction had been exempted from that city's rent control laws and that as soon as the projects become "old" they come under the controls.

Mr. Prengaman then asked Mr. Pegram if he was aware that there was an interim committee studying the problem last year. Mr. Pegram responded that he was aware of it. Mr. Prengaman then asked if the coalition had appeared before the subcommittee. Mr. Pegram said that the coalition as a whole had not, but that several of the members of the coalition had appeared and some actually helped with the drafting of the bill.

At this point Chairman Kovacs recessed the meeting until 1:30 p.m.

The meeting was reconvened at 1:50 p.m. by Mr. Brady, who was chairing a short subcommittee meeting to discuss A.B. 116.

A.B. 116: Removes requirement to classify mobile homes for purposes of property tax assessment.

A rough transcript of the minutes of this subcommittee meeting are on file with the secretary of the Assembly Committee on Taxation.

Upon completion of Assembly Taxation Committee's brief meeting, Chairman Kovacs reconvened the Commerce Subcommittee hearing on A.B. 30. The Chair called Gary Roehr, who represented the Savings and Loan League of Nevada.

Mr. Roehr began by saying that the Savings and Loan League was opposed to A.B. 30. He stated that his industry was charged with investing prudently savings deposits of hundreds of thousands of Nevadans to finance housing and that the industry was involved in the financing of numerous mobile home parks. Mr. Roehr said that rent controls were restrictive and could possibly prevent the landlord of mobile home parks from meeting his debt obligations, which would consequently require the withdrawal of investment funds for the purpose of building mobile home rental parks. Mr. Roehr gave a detailed description of the lending criteria as it applies to mobile home parks. Among the criteria to be considered is the gross rental income and whether or not that income would continue to meet the financial obligations of the park. Another item considered is the cost of operation as well as the ability of the park owner to show that he has the potential net return commensurate with his risk.

Mr. Roehr concluded his remarks by saying, "We, the fiduciaries of Nevada's savings depositors, cannot consider the granting of loans to operators of rental properties where the probability of success is greatly reduced because they cannot price their product in a free market atmosphere. In Nevada, where our rapid growth has already placed constraints on adequate capital formation, you and the members of the legislative body must not permit laws which will cause further constriction of the already limited investment capital flowing into this state."

Mr. Chaney asked if Mr. Roehr had any solutions for the mobile home renters as an alternative to A.B. 30. Mr. Roehr said that the other speakers had adequately addressed themselves to the issue and that he, as a representative of Nevada Savings and Loan League, was hesitant to provide any statements regarding solutions, only that the savings associations would not be able to make loans for development of property where rent controls existed. He felt, personally that the "safety net" approach was a possible solution.

Mr. Prengaman then asked Mr. Roehr if the problem that the savings & loan industry saw with the bill was mainly in the area future construction. Mr. Roehr answered that he would also be concerned with the refinancing of existing properties or with the financing of additional development to existing parks and the sales of parks from one owner to another.

(Committee Minutes)

Mr. Prengaman also asked Mr. Roehr if there was any particular trend in the building of new parks. Mr. Roehr responded that because of the money supply problems, very little mobile home park construction is being instigated at this time.

Mr. Rhodes asked Mr. Roehr if he had any experience with Nevada Housing Funds. Mr. Roehr responded that he had. When Mr. Rhodes went on to ask if any of that experience had been in the mobile home rental park area, Mr. Roehr answered that he did not know. Asked if he thought it would be feasible to use Nevada Housing Funds to develop BLM or public land for low income mobile home housing, Mr. Roehr responded that that would certainly be a viable alternative, however, he favored conventional financing, if the funds were available at reasonable costs. Mr. Rhodes also asked if some of the recent removal of zoning restrictions had helped spur interest in the building of mobile home parks. Mr. Roehr indicated by his response that the money supply was the major problem, and even with the removal of zoning restrictions, it was costing the investors too much to develop mobile home parks at this time.

Mr. Jan Stewart questioned Mr. Roehr what his opinion was regarding the fact that mobile home park owners would possibly find themselves in difficulty if word got out that, for various reasons it was not a good idea to rent a space in a rental park. Mr. Roehr responded that this would negatively affect not only the park owner, but also the institution that financed the property. Mr. Roehr reiterated that the main problem was not the rents or rent subsidies, but the massive cost of investment capital and the inflation rate that had "nearly paralyzed all lending."

The Chairman called Mr. Walter Balke to testify. Mr. Balke stated that he lived in the El Dorado Park, 4525 W. Twain, Space 144. Mr. Balke said that he wished to talk about the tenant's investment in the mobile home and the mobile home rental space. He indicated that he felt the park owner had an advantage with taxes and that he, and not the park owner, was responsible for the maintenance and upkeep of his mobile home and the space it occupied. Mr. Balke added that he felt recent rent increases were unjustified with respect to the improvements that the park owner made. In addition, the owner was now supplying fewer amenities and/or services. Mr. Balke said that he was not opposed to the owner making a profit, however, he felt that the profit should be reasonable and justified and that the "little people" should not have to suffer just so the park owner could make his profit. He also stressed that because the cost of moving a mobile home was so high, something needed to be done to protect the investment of the mobile home owners because there was no one to pass on the added costs to in such cases.

Next to speak was Mr. Vince Hall, representing the Clark County Housing Authority. He stated that he was neither in support of nor in opposition to the bill, he simply wanted to make some comments regarding housing in Clark County, adding that the situation in the area was quite critical. Mr. Hall indicated that the high cost of

conventional housing was one of the main reasons for the high concentration of mobile homes in the area. He said that the federal government realized that there were a limited number of parks so they "integrated into the Section 8 Housing Assistance Program a Mobile Home Rental Space Assistance." Unfortunately, he indicated, that no additional money was appropriated, so that funds that were available were only those that had already been appropriated for other housing assistance programs. Mr. Hall said that out of approximately 600 units of allocation, only ten to fifteen were units to mobile home owners. He indicated that the reason more mobile home owners were not being assisted was the governmental restrictions on rent levels. Mr. Hall said that the Housing Authority was concerned about the plight of mobile home owners and was planning to build mobile home parks on some land that it now owns and make it available to retired persons. He also said that the only way that rents in mobile home parks could be kept at a low level would be to operate the parks on a nonprofit basis because the costs of property added to the cost of obtaining financing were too high to do so on a profit making endeavor.

Mr. Hall then explained the cost of obtaining BLM land for development and added that the only way to keep "rents in the \$100 range" was to develop public or nonprofit types of parks.

Mr. Rhodes informed Mr. Hall that the subcommittee had suggested the same solutions to more affordable housing that Mr. Hall had proposed. Mr. Hall responded that there had been some opposition to such programs from mobile park owners because they were afraid that renters would leave the private enterprise parks for the public parks.

Mr. Prengaman stated that everyone had indicated the solution to the rising space rents would be more spaces; however, when there was the opportunity to provide more spaces by public programs, the private sector was opposed because it "would put them out of business."

Mr. Hall stated that mobile home parks just do not give the investor the return on his investment that other types of properties will, therefore, investors just are not as enthusiastic about building such parks and are very apprehensive about having to compete with the government for tenants.

Mr. Robert Stubbs, representing the Nevada Park Owners Association and residing at 1601 S. Sandhill Road, was next to speak on A.B. 30. Mr. Stubbs stated that he wished to address alternatives and solutions to the bill. He also said that the park owners as a group are not opposed to government built or financed parks, that to his knowledge, only one park owner was opposed to such an endeavor. He said that publicly financed parks for the truly "needy" was a good idea, but that the park on Stewart Street did not answer the need that it was intended to serve. Mr. Stubbs, using Boulder Cascade Mobile Home Park, where he is employed, as an example to say that he had never received any complaints from

the tenants indicating that they were "not getting their dollars worth" even though the rents were third highest in the area.

Mr. Stubbs stated that when he heard that rent subsidies of up to \$200 were available, he notified all of the tenants in his park and that only seven people out of 300 spaces applied for the subsidy. He added that most of the people in his park and in many others did not need rent subsidies even though they complained about rent increases. Mr. Stubbs said that the Nevada Park Owners Association was trying to help owners upgrade their parks and "make it better for everyone," but that the Association did not think "The problem can be solved by blanket enabling legislation or rent justification." The real problem was in the area of the "needy" and that one segment of the population should not be required to subsidize another segment.

Mr. Prengaman commented that he was in agreement with much of what Mr. Stubbs had said, but that he did not necessarily think the answer was "grants or subsidies." Mr. Stubbs replied that he was not suggesting "wholesale welfare or subsidies." Instead, he said that the "very, very needy" should be identified and that those people should be helped without penalizing an industry.

Mary Hibbs, a member of the City of Las Vegas Mobile Home Park Mediation Board, came forward to testify on A.B. 30. Mrs. Hibbs complained that the Mediation Board had no power. She asked the Committee to "consider giving the Board some teeth." She added that the Board could help the people if they had the power to do so. Mrs. Hibbs stated that as a private citizen she did not believe in rent control and she gave a number of reasons for her belief. She also said that as an owner of two rental houses she was afraid that A.B. 30 would escalate rent controls from mobile home parks to privately owned homes and apartments. Mrs. Hibbs noted that A.B. 30 was "full of holes" and should be completely redone because as it was now written, "any smart lawyer could tear it to pieces." She remarked that she was opposed to a section of the bill relating to pets. Don Rhodes, Assistant Deputy Research Director, informed Mrs. Hibbs that the section she had referred to was already existing law and not something new.

Mrs. Hibbs remarked that she wanted it understood that the members of the Mediation Board serve "without any payment whatsoever." She added that she did not appreciate comments about "the mobile home mediation boards are getting rich." She said that the blame for the boards' ineffectiveness should fall on the legislators for not giving them the necessary authority or power. She added that there were good reasons for not trusting legislators and used the subject of consolidation as an example.

Mr. Kovacs interrupted Mrs. Hibbs and asked her to contain her remarks to A.B. 30. Mrs. Hibbs went on to say that she felt the solution to the problem would be to let landlords execute rental agreements that specifically outline all the conditions in advance.

Mr. Kovacs asked Mrs. Hibbs if the Mediation Board testified before the interim subcommittee meetings. Mrs. Hibbs said that she was never called to testify. Mr. Kovacs stated that if the Mediation Board or if Mrs. Hibbs, as a member of that board, had recommendations, those recommendations should be made to the Committee. He suggested that perhaps a meeting with the Board would be helpful. Mrs. Hibbs responded that she was making her recommendations "right now."

Mr. Prengaman remarked that he was in attendance when the Mediation Boards were formed and that they were the result of a compromise. He stressed that the boards should be "used as a vehicle to address some of these problems."

Mr. Kovacs requested that Julian Wallace, also a member of the Mediation Board, return to the speaker's stand. Mr. Wallace stated that he had made a number of recommendations to the City Commissioners as required. Primarily, he said, the recommendations involved increasing the Board's authority. Mr. Wallace noted that A.B. 30 "in no way mentions 'rent control'." He indicated that the Board was concerned with "rent justification" which the enabling authority provided for. Mr. Wallace gave an example of what he felt "rent justification" meant. He stressed that the board had no objection to the owners of mobile home parks making reasonable profits.

Mr. Chaney asked Mr. Wallace if the Mediation Board were given the necessary power it might be a better tool than A.B. 30. Mr. Wallace answered that the Board did an important job. Mr. Chaney asked if the Board had given the interim subcommittee any input as to what role the Board could play in solving some of the problems. Mr. Wallace responded that the Board was only formed last May and never was asked to give input. He added that since the Board's recommendations had been made to the City Commissioners, he hoped that the Board would be asked for input.

Assemblyman Brady commented that he was familiar with Mr. Wallace and that he felt Mr. Wallace was very cooperative and had many good ideas that he was sure he would be glad to share with the Committee.

Mr. Prengaman requested that Mr. Wallace give the Committee a brief recap of the recommendations that the Board had made to the City Commissioners. Mr. Wallace indicated that the recommendations primarily centered around the fact that the Board needed more authority and the power to subpoena witnesses.

Mr. Kovacs requested that Mr. Wallace make available to the Committee a copy of the recommendations made by the Mediation Board to the City Commissioners of Las Vegas as soon as possible.

Chairman Kovacs then called Thelma Clark to testify. He also requested that the remaining speakers condense their remarks so that the Committee would be able to hear from all those wishing to testify. Mrs. Clark gave the Committee Secretary some material regarding two

appearances by her before the Clark County Mediation Board. The material is marked as EXHIBIT D.

Mr. D. W. Birkenstock from 3 Crowns Mobile Home Park at 867 N. Lamb came forward to testify. He requested that the Committee vote for the enabling authority for rent justification. He stressed that he was not in favor of "rent control". Mr. Birkenstock read a letter from the owners of 3 Crowns Mobile Home Park which justified a recent rental increase. He said that he felt the letter was irresponsible and then extrapolated some income data for the park owner based on current rents, number of occupied spaces, and what he felt the owner's expenses were. Mr. Birkenstock complained that two years earlier Assemblyman Horn had promised to work with the Mobile Home Owners League but had not done so. Mr. Birkenstock stressed the need for the enabling authority for the local government to oversee rent justification and to put an end to "rent gouging." He pointed out that he was proud to say that he had donated to Jan Stewart's campaign for reelection.

Mr. Larry Pegram, representing the Nevada Housing Coalition, returned to the stand stating that he felt it was important to clarify some of the terminology. He specifically referred to Section 2 of A.B. 30 and to the word "regulation". He mentioned that the words "regulate" and "control" were synonymous and that, therefore, "rent control" was an issue to which this bill addressed itself.

Mr. Rhodes added that the subcommittee had requested that the bill be drafted to say "the governing body of any city or county be permitted to provide by ordinance for the review of increases for the setting of rents charged for mobile home lots," and that the bill drafter had changed the wording to the way it appeared in the bill.

Chairman Kovacs called Vickie Demas, Legislative Chairman for the Mobile Home Owners League. Ms. Demas indicated that she resided at 5900 W. Tropicana, Space 205. she opened her comments by saying that A.B. 30 did not deal with rent control but with the authority issue. She also said that rent control for apartments was not an issue at this meeting. She said that the Nevada Housing Coalition was an organization that was organized every two years for the benefit of the legislators.

Chairman Kovacs requested that Ms. Demas limit her remarks to those pertaining to A.B. 30.

Ms. Demas continued by saying that the mobile home owners did not want welfare; that they wanted to be able to go to their local governments for rent justification. She questioned where the members of the Housing Coalition were during the past two years when there was a desperate need for more mobile home spaces. Ms. Demas used an example of an individual who wanted to build a mobile home park with spaces for families to show the lack of cooperation by the County and lenders. She went on to say that

most of the money collected by the park owners went to California and that some of the amenities that had been referred to previously as being mandatory were not mandatory.

Ms. Demas remarked that the solution to the problem of the renters had been discussed as being one of supply and demand but that several new parks had very low occupancy rates. She added that no members of the Nevada Housing Coalition had attended the subcommittee meetings on A.B. 30. She also said that the mobile home owners could not be compared to apartment dwellers in other states because they were "home owners" and that the coalition had proposed the solution of "welfare" at hearings during previous legislative sessions.

Ms. Demas gave some statistics of rent increases in mobile home parks and indicated that the increases were running far ahead of inflation. In concluding, Ms. Demas quoted from remarks made by Assemblyman Bob Barengo in his speech to accept the speakership of the Assembly.

Mr. Rhodes asked Ms. Demas if she had any idea how many people fell into the "needy" category in mobile home parks. Ms. Demas responded that the number would be 18 percent.

Shannon Zivic joined Ms. Demas at the stand and stated that the number of spaces in the category mentioned by Mr. Rhodes would be 2,400. Mr. Rhodes then asked if Ms. Zivic had any idea of how much of a grant or subsidy would be required to assist these "2,400 spaces" on an annual basis. Ms. Zivic responded by giving governmental subsidy statistics. When questioned by Mr. Rhodes to provide some kind of a "ball park figure," Ms. Zivic answered that she would have to do some calculations and that she would send Mr. Rhodes those figures.

Ms. Zivic continued on by saying that there were people now on subsidy programs that were not needy but that because such subsidy programs operated on a "first come, first serve" basis and had relatively high maximum income figures, many of those who were really "needy" could not obtain help.

Chairman Kovacs called Ms. Joyce Bartmis to testify. Ms. Bartmis indicated that her place of residence was 3972 Cherokee and that she felt rent control of any type would not help the problems of the senior citizens. Ms. Bartmis, using the example of her widowed mother, remarked that although the rents in mobile home parks seem high, they were really reasonable when compared to apartments and condominium and stick house costs. She indicated that one of the reasons that rents were higher in some of the parks is because the parks have been sold to new owners at many times the original development costs. Ms. Bartmis used herself and her husband as an illustration. She added that the minimum vacancy rate in her park has been 16 percent and that she even offers rent incentives to people to move into her park.

Ms. Bartmis blamed poor communications between the landlords and the tenants for some of the problems and added that most park owners have a negative cash flow and purchase the property primarily as a tax write-off. She also felt that the senior citizens of today were having difficulties because of social problems involving the break-up of the family unit. Ms. Bartmis suggested that the only solution she could see for the senior citizens who could not afford the rising rents in mobile home parks would be to build public, non-profit parks into which they could move.

Ms. Bartmis brought out that the one individual park owner who had been opposed to the idea of government financed and run mobile home parks was opposed only because persons with relatively high incomes would be allowed to move into such parks as well as the very needy.

Mr. Kovacs asked Ms. Bartmis how many spaces were in her park. She replied that there were 176 total spaces and that 50 of those were available. She also indicated that the average rent in her park was \$115 per month and the tenants paid their own utilities. When asked how she would grade her park, Ms. Bartmis answered that that was a difficult question to answer but that her park was just as nice as some of the more expensive parks. She added that she permits tenants to keep small pets.

There being no further testimony on A.B. 30, Chairman Kovacs opened the hearings on A.B. 31.

A.B. 31: Provides for regulation of mobile home parks.

Don Rhodes of the Legislative Council Bureau read a prepared summary of A.B. 31 to the Committee: EXHIBIT E.

Following Mr. Rhodes summary, Vickie Demas came forward to testify on A.B. 31. Ms. Demas indicated that this bill was desperately needed to protect the health and safety of mobile home residents. She said that there were many health and safety violations in mobile home parks and that the local officials were not doing their jobs with respect to the parks. To illustrate her point, Ms. Demas spoke of power outages, gas outages, explosions and fires in parks due to unsafe gas lines. She added that these problems could be solved if there was a state agency to turn to when the local officials would not take the necessary actions. Ms. Demas remarked that the largest mobile home park in Clark County did not have a single fire hydrant on its premises.

Ms. Demas indicated that the second portion of A.B. 31 related to NRS 118, the law covering landlord/tenant relations. She related her experiences with the district attorney regarding violations of NRS 118. In one case, she stated, a decision was made then reversed, which caused the tenants to be evicted. Ms. Demas gave several other examples of where the Mobile Home Owners League had been denied assistance from the district attorney's office. She added that there were over "a million dollars in dealer rip-offs with only one conviction and one incarceration and no restitution to the victims."

Ms. Demas concluded by saying that A.B. 31 was the "tool with which NRS 118 could be put to work."

Thelma Clark, Riviera Vegas Mobile Home Park, 2038 Palm, Las Vegas came forward to speak on behalf of A.B. 31. She stated that there was a desperate need for the bill as it appears to be for the enforcement of the laws governing mobile home parks. Ms. Clark stated that mobile home renters had no one to turn to when they had problems with park owners. She said that Clark County did have a very costly mobile home park mediation board and referred to EXHIBIT D. Ms. Clark added that the board could render no decisions because it lacked the authority to do so and, furthermore, did not seek the authority. She noted that she had appeared before the board on two occasions with the result of "no decision rendered."

Ms. Clark indicated that if an unsafe or unsanitary condition exists in a mobile home park, there is no agency at all for the mobile home owners to turn to for enforcement. She added that it was not possible for the tenants to pick up and move to another park because of the cost involved with such a move. She concluded by stating that she hoped A.B. 31 would "be a Do Pass at your next meeting."

Shannon Zivic, speaking as a proponent of A.B. 31, addressed her remarks to the portion of the bill pertaining to the enforcement of landlord/tenant act. She said that the Mobile Home Owners League felt that there was a relationship between that portion of the bill and the mobile home park mediation boards, which do not have the authority that they need. She added that if the Nevada Manufactured Housing Division was given the power of enforcing A.B. 31, the boards could become a more effective tool and urged the Committee to pass the bill adding that she felt it would also prevent the utility bill overcharges that were now occurring.

Joyce Bartmis returned to the stand saying that she did not know whether she was for or against A.B. 31 and indicated that the health department did check her park on a regular basis. She remarked that in most cases where there was a violation, the tenants are at fault instead of the landlord and that the only recourse available to a park owner was eviction.

There was no further testimony following that of Ms. Bartmis, so Chairman Kovacs adjourned the meeting at 5:05 p.m.

Respectfully submitted,


Evelyn Edwards
Committee Secretary

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ASSEMBLY COMMERCE COMMITTEE

GUEST LIST

SUB COMMITTEE

DATE: 2/20/81

PLEASE PRINT YOUR NAME	PLEASE PRINT WHO YOU REPRESENT	I WISH TO SPEAK		
		FOR	AGAINST	BILL NO.
Carnig Phillips Jr	SENIOR CITIZENS IN Mobile Parks		X	30 & 31
Jack B. Jarvis	MYSELF AS MOBILE HOME Owp.			
Wima S. Rogers	Mobile homeowner - senior	X		AB30
ELSIE BROWN	1. MOBILE HOME OWNERS LEAGUE	X		AB30 AB31
MARY BEAN	2. " " " "	X		AB-30 AB31
Christine Oppenheimer (Kramer)	Meadow's Mobile Home PK.	X		30 & 31
Thelma Nelson	Rivera Woods mobile pk	X		AB 30 31
Lila Blanket	Riviera Regis			AB 30 31
Frank Davenport	REALTORS		X	" "
Vicki Allen	5901 W. Bay Sp 205 - 89103	X		AB 30 & 31
Th. J. ...	1481 S. Palm Whispering			
Th. J. ...	1481 S. Palm - Whispering banks			
Thomson Zane	Pub. Mobile Home Owners League	X		AB 30 & 31
LOERT E. ...	REG. DR. ...	X		AB 30 & 31
Dw. ...	35 ...	X		" "
Margaret C. ...	mobile Home Owners League	X		AB 30-AB 31
Robert J. ...	mobile Home Owners	X		AB AB 31
Edward ...	mobile Home Owners	X		AB 30-AB 31

X

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31

ASSEMBLY COMMERCE COMMITTEE

GUEST LIST

DATE: 2/20/81

PLEASE PRINT YOUR NAME	PLEASE PRINT WHO YOU REPRESENT	I WISH TO SPEAK		
		FOR	AGAINST	BILL NO.
Paul Gellwood	Chris Sullivan Realty		X	AB-30
Dick & Dale Brinkman	Bentley Associates		X	AB-30
Orville B. Hillman	3 Crowns Mob. PH.		V	
MIKE SCHNEIDER	Americana Group		X	30+31
MIKE PEARCE	GEMINI REALTY		X	30+31
GEORGE ARNTSON	REINU - SELF		X	BB-30-
Joseph John Valerio	West Valley	X		BB 30
Belle Taylor	" "	X		BB 30
Thom Ewell	West Valley	X		BB 30
J. B. Ledbetter				
Judy Ledbetter				
MARIL MISCEVIC	AMERICANA GROUP, REALTY		X	
Lance Gabriel	ERA Time Realty (not to speak)			
Pamela Orso	MYERS-JOHNSON Realty			

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548

ASSEMBLY COMMERCE COMMITTEE

7

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GUEST LIST

DATE: 2-20-81

PLEASE PRINT YOUR NAME	PLEASE PRINT WHO YOU REPRESENT	I WISH TO SPEAK		
		FOR	AGAINST	BILL NO.
ANNE Picotte	Americana Group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30
MARY WEISKUPE	Americana Group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30
MARY Sebaad	Centurion Group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30
ANELINA M. BACARELLA	Mabil Home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30-31
Emily Beutler	Mabil Home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30-31
Wilfred Beutler	Mabil Home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30-31
LORRAINE M WILLET	Mabil Home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30-31
TOM E WILLET	Mabil Home	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30-31
Mrs. M. Christensen	Whispering Sand M. H.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30-31
Ruby Woodworth		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Kobena Akon	Self	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
David W. Canby	Whispering Sand	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Phil P. Day	Americana Group	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Mary Ann Menden	The Americana Group, Reactors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
WILLIAM H. MERREN JR.	AMERICANA Group Reactors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB-30
Thomas Finkel	Palm M. P.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
JACKIE ANGLIN	WEST VALLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	AB 30
H. J. Howard	Palm M. P.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



ASSEMBLY COMMERCE COMMITTEE

GUEST LIST

DATE: _____

PLEASE PRINT YOUR NAME	PLEASE PRINT WHO YOU REPRESENT	I WISH TO SPEAK		
		FOR	AGAINST	BILL NO.
Harold Drury	Mobile Home Home Loans	X		AB 30-31
Edward H. Stecher	Mobile Home Home Loans	X		AB 30-31
Myra B. Stettin	Price Crows, L.V.	X		AB 30
Dorothy E. Ogborn	Americana Group		X	AB 30
Katherine D. James	Americana Group			
Ellen B. Feld	✓		X	AB 30
Lynne Blomquist	AMERICANA GROUP		X	
Larin Bernstein	Americana Group		X	AB 30
Robert W. Peck				
J. S. Duro	Russ Realty Inc		X	AB 30
Shirley C. ...	MYSELF & OTHERS WHO AGREE WHO			
J. W. ...	L.V. M.H.P. Association	X		
Larry Tegram	Nevada Housing Coalition		X	AB 30-31
Chas Ruth	LV Board of Realtors		X	AB 30-31
Roy Regan	Nevada Soil Reg. Bd		X	AB 30-31
Al Carlidge	Nevada Housing Coalition		X	AB 30-31
Al ...	L.V. Board of Realtors		X	AB ...
Barry Becker	S. Nevada Homebuilders Assn		X	AB 30-31

City Suite House - County Hall Hearing Room, 31

Please sign only if you are speaking

GUEST LIST

DATE: 2/20/81

PLEASE PRINT YOUR NAME	PLEASE PRINT WHO YOU REPRESENT	I WISH TO SPEAK		
		FOR	AGAINST	BILL NO.
① MARY M. Hibbs	Public AT LARGE			
SYLVIA CLARKE	AND:			
BETTY HIBBEL				
X Walter Balke		X		
Kenneth Silva	Restor. & Daylond		X	
Sam McShane	Restor. in operation		X	
...	Real Tor (NOT SPEAKING)		X	
...	Restor. (partly) in operation		X	
...	Restor. (not speaking)		X	
Jenova Young	Mobile Home Owner			
Bill...	Mobile Home Park owner			XXXXXX
③ MARY HIBBS				
④ GARY ROHR (ROR)	USE S+P Resolution			
⑤ ...	MR. Hall			
⑥ Bob Staff's				
⑦ Walter Balke				
⑧ ?				

ASSEMBLY

AGENDA FOR COMMITTEE ON COMMERCE (SUBCOMMITTEE)

Friday

Date Feb. 20, 1981 Time 10:00 a.m. Room CITY OF LAS VEGAS
COMMISSION CHAMBERS

Bills or Resolutions
to be considered

Subject

Counsel
requested*

SUPERSEDES PREVIOUS AGENDA

A.B. 30 Revises landlord and tenant relationships in mobile home parks

A.B. 31 Provides for regulation of mobile home parks.

Right after lunch, testimony will be heard on matters relating to TAXATION OF MOBILE HOMES.

NOTE:

ALL PROPONENTS AND OPPONENTS SHOULD SIGN IN AND INDICATE WHAT ASSOCIATION THEY REPRESENT, IF ANY, AND WHETHER THEY ARE IN FAVOR OF OR IN OPPOSITION TO THE BILL. TESTIMONY WILL BE LIMITED TO 5 MINUTES FOR EACH SPEAKER.

EXHIBIT A

SUMMARY OF THE PROVISIONS OF A.B. 30

Assembly Bill 30 contains several of the recommendations made by the legislative commission's subcommittee which studied the problems of owners and renters of mobile homes during the 1979-81 legislative interim. Those recommendations relate to:

1. Punitive damages for violations of the mobile home landlord tenant law;
2. Criteria for mobile home park rules relating to guests and children in mobile home parks;
3. Closed parks;
4. Extended length of notice for adopted or amended rules in mobile home parks;
5. The membership on mobile home park landlord mediation boards; and
6. Mobile home park space rent review.

This summary addresses the subcommittee's suggested remedies to deal with those issues and problems and identifies the sections in A.B. 30 where the recommendations are contained.

1. Punitive Damages for Violations of the Mobile Home Landlord Tenant Law

The mobile home park landlord tenant law contains criminal penalties for violations of its provisions. The interim subcommittee believed civil action and administrative sanctions are more effective tools for ensuring compliance with the laws relating to mobile homes and made recommendations to that effect.

During its study, the interim subcommittee reviewed California's "Mobile Home Residency Law," and noted that it contains provisions for both civil remedies and for awarding attorneys' fees and court costs to the prevailing party. The subcommittee thought those provisions have merit.

It noted that certain NRS provisions deal with court costs and attorneys' fees. It believed, however, that the addition of a provision for punitive damages for violation of the mobile home landlord tenant law would act to dissuade violation of the law by both landlords and tenants.

This provision is contained on page 1, section 3, of A.B. 30 which provides for up to \$500 in exemplary damages for each willful violation of the mobile home landlord tenant law.

2. Criteria For Mobile Homes Park Rules Relating To Guests and Children in Mobile Home Parks

Several witnesses who appeared before the interim subcommittee expressed concern about discrimination against children in mobile home parks. The opinion was expressed that there is a trend away from "family parks" to "adult only parks" and that this is causing a severe shortage of mobile home spaces, especially in Clark County, for families with young children or young married couples of child rearing age.

The interim subcommittee understood the problem but believed it would be improper for the legislature to restrict mobile home landlords from providing for adult-only parks. There appears to be a growing demand for the availability of such parks, especially in those parts of the state with large numbers of retired persons.

The subcommittee believed however, that certain provisions should be made now in the law for guests and children in mobile home parks. It therefore recommended:

The landlord, or his authorized agent, not adopt or enforce rules or regulations (1) prohibiting a tenant from having a guest, except if the presence of the guest constitutes a nuisance; or (2) establishing areas for adults only in parks which allow children, unless the restriction is clearly posted in those areas.

This recommendation is contained in the italicized wording on the bottom of page 2 and the top of page 3 of Assembly Bill 30.

3. Closed Parks

Under a closed mobile home park system, a prospective tenant is not permitted to rent or lease a space in the park unless he agrees to purchase a mobile home from the park owner or operator or a specified mobile home dealer.

According to testimony, the closed park practice creates serious problems when there are insufficient mobile home spaces for rent in a community. It can force prospective tenants to purchase expensive mobile homes and tends to cause higher land development costs. It also restricts competition for those mobile home dealers that do not have purchase arrangements with mobile home park landlords.

Certain Federal Trade Commission (FTC) orders have addressed closed park arrangements and prohibit the conditioning of site rentals on the purchase of a mobile home from a particular party. The subcommittee believed such a prohibition should also be contained in the Nevada Revised Statutes. It therefore recommended:

That no mobile home park owner,* or his authorized agent, require a prospective tenant to purchase a mobile home from him or any other person in order to obtain a mobile home site.

This recommendation is contained on page 3, section 6, of A.B. 30.

4. Extended Length of Notice For Adopted or Amended Rules in Mobile Home Parks

Presentations and material given to the interim subcommittee stress the importance of sufficient time for notice. The subcommittee was advised that the 60-day notice requirement in subsection 4 of NRS 118.260 is insufficient because it does not give mobile home park tenants adequate time to make changes required by certain rules or to move if they do not wish to comply with new or amended rules. It was said that because rule changes are considered permanent, and because tenants did not have knowledge of the new or amended rules at the time they entered into initial rental agreements, a longer period of time should be required for a rule modification to become effective. This would make it easier, the subcommittee was advised, for tenants to comply with new rules or to move if they found the rules untenable. Moving a mobile home from one park to another, unlike moving from one apartment to another, can be a very expensive and time consuming process.

Certain rule changes can have a major effect on mobile home park tenants, especially if the status of the park is being changed from a family park to an adult only park, pets are no longer allowed, or the number of vehicles owned and kept by a tenant in a park is being restricted. The subcommittee believed the suggestion for an extended duration of time before rule changes in mobile home parks can become effective has merit and therefore recommended:

The law be amended to double the time from 60 to 120 days in which notice must be given of new or amended mobile home park rules or regulations.

This recommendation is contained on line 45 of page 2 of A.B. 30.

5. Membership on Mobile Home Park Landlord Tenant Mediation Boards

Assembly Bill 784 which became effective on July 1, 1979, provides for boards to mediate grievances between landlords and tenants in mobile home parks.

Such boards have been formed in Carson City, Clark County, Las Vegas and Washoe County.

The interim subcommittee heard many criticisms about the boards including that:

- (1) They are ineffective because they have no authority to enforce settlements between landlords and tenants in mobile home parks;
- (2) The membership on certain of the boards has been selected to preclude representation of mobile home tenants' associations;
- (3) Local governments have procrastinated about forming the boards; and
- (4) The boards are not addressing meaningful issues.

The interim subcommittee considered recommendations which would have given the mobile home park mediation boards more power, modified their composition and required certain membership on the boards. It decided more time is needed to analyze the boards' performance and to review their effectiveness before the boards' powers or duties are changed. The interim subcommittee did believe, however, that representatives of mobile home park landlords' associations and representatives of mobile home park tenants' associations should not be excluded from the boards. Representatives of such organizations can bring valuable experience and knowledge to the boards. The subcommittee therefore recommended that the boards include, if such organizations are in existence in the community, representatives of mobile home park owners' associations and representatives of mobile home park tenants' associations.

This recommendation is contained on page 4, lines 15 and 16, of A.B. 30.

6. Mobile Home Park Space Rent Review

One of the most sensitive issues which the interim subcommittee faced is the subject of mobile home park space rent review. This issue generated the most emotional and volatile presentations and correspondence made or given to the subcommittee.

Those representing mobile home park landlords were vehemently opposed to any form of rent review or control. The concern over the prospect of rent control caused a few mobile home park owners to castigate the subcommittee and its members for even considering the topic. Most landlords, however, relied on economic and free market arguments to make their case against rent review. Often cited were articles or publications discussing the failure of rent control in other states.

The interim subcommittee noted that there is no history of rent control in Nevada. There has never been a law that addresses the subject. Several bills, however, considered by the 1979 legislature dealt with the topic.

No one appearing before the interim subcommittee advocated statewide rent control for mobile home parks. Moreover, representatives of mobile home park tenants' associations did not request the imposition of rent controls at this time. They requested the ability for local option if the need arises.

Given Nevada's legal and political traditions, there is little doubt that mobile home park space rent review or control would be enacted by local governments only through state enabling legislation. Nevada is not a home rule state. Neither the cities nor counties have any powers not granted in general laws or in city charters enacted by special laws.

Any rent control, rent stabilization and probably even rent review, if it were not voluntary, would require enabling legislation. This was evidenced during the last session when the rent control issue was passed back and forth between the state and local governments like "a hot potato."

The subcommittee thought the problems of mobile home space rents should be addressed at the local level. Based on testimony, space rents and mobile home space shortages vary greatly from community to community. It would be grossly improper, the subcommittee felt, for the state to impose a rent review measure on a community where such is not needed. Conversely, the state, the subcommittee thought, would be derelict in its responsibility for not providing for the welfare of its growing number of citizens that reside in mobile home parks by not allowing rent review or control of mobile home park space rents if such ever became necessary by virtue of an emergency or widespread rent gouging.

The subcommittee did not advocate rent control. It did, however, believe local governments should have the option to deal with emergencies. It therefore recommended:

The governing body of any city or county be permitted to provide, by ordinance, for the review of increases or the setting of rents charged for mobile home lots or mobile homes and mobile home lots within mobile home parks in that city or county when the governing body of the city or county determines that an emergency exists with regard to the rental of those lots.

An emergency exists where the governing body finds that the rate of vacancies in mobile home parks in the city or county is 5 percent or less.

This recommendation is contained on page 1, section 2, and page 4, section 7, of A.B. 30.

The subcommittee felt there will never be the need for mobile home space rent review if the 1981 legislature enacts this measure. It was the subcommittee's firm belief that local governments would make great efforts to increase the number of mobile home spaces so that, as the mobile home park landlords advised the interim subcommittee, competition will handle the rent increase problem.

NOTE: For more information on rent control see pages 46 through 49 of Legislative Counsel Bureau Bulletin No. 81-9 and research division background paper 81-2.

EXHIBIT B

24
11/11

My name is Jackie Anglin, I reside at 6300 West Tropicana, Las Vegas.

I am Senior Director for the Mobile Home Owners League of the Silver State,

I speak on AB 30, Section 2, enabling authority.

As Senior Director of the league, I am concerned as to where the elderly tenants of mobile home rental parks can move to when they can no longer afford the unaffordable rent rates in mobile home rental parks.

This is no small problem. 65% of mobile home tenants are 62 years^{or} older. This includes 72,200 elderly people, the majority of whom are on fixed incomes.

The maximum amount of social security that can be earned is \$650.00 per month, and lowest is \$122.00 per month. The highest rent that could be paid with such income is \$162.50 per month, and the lowest rent would be \$30.50 per month. Rents have risen to as high in Clark County as \$242.00 and in Washoe County of \$271.00 per month.

When an elderly person pays rents beyond their ability, they must deny themselves of the bare basics, such as proper food, medical care and other necessary life's requirements. Many deny themselves the proper use of heating and cooling utilities so necessary for elderly people. It is the elderly who cannot work anymore, who are affected the greatest in the mobile home parks.

When these elderly apply to the local housing for help, they do not find it. They are told they do not qualify. They find that they could be earning as much as \$1025 and be qualified, but if they are paying rents higher than \$142.00 for a single wide mobile or paying \$159.00 for a double wide mobile, they cannot qualify. If they have a double wide five people must live in it or they will not qualify. These and other restrictions, have so limited access to rental housing assistance, that out of 18,6000 mobile homes in clark county cities and county, only 15 people now are receiving Section 8 rental assistance.

If they sell their mobile homes, there are no available low income

housing, as we ^{we} advised that such housing has over a years waiting list.

Not only is the assistance for rental for seniors inadequate, it is out of balance. For example, take the one and only senior park developed in the state, by the City of Las Vegas. Instead of the income levels being restricted to lower incomes, the park is open to people who can earn as high as 20,000 dollars a year. The Section 8 subsistence for rental, permits a couple to earn as much as \$1125 per month, and when the quota is filled, it then is not available for people in the hardship level of incomes. Our recent survey states that the average mobile home owner only earns \$9034 for couples, and \$6000 for singles. Why, under this set up all the average mobile home owners could qualify for the program. We believe that such programs should be restrictive to only lower income people where it is truly needed.

It is impossible for us take these problems to the state between sessions, and we feel that we could get more help if we could appeal to the local governments for problems such as these.

I urgently request that AB 30 will be approved.

I have requested that representatives from Clark County and City of Las Vegas, speak on what is available for senior housing.

Are there any questions? Thank you for permitting me to speak.

Mail

456-5820

EXHIBIT C

GOOD MORNING! MY NAME IS LARRY PEGRAM, DIRECTOR OF MARKETING FOR LINCOLN PROPERTY COMPANY. I AM APPEARING BEFORE YOU TODAY IN MY ROLE AS CO-CHAIRMAN OF THE NEVADA HOUSING COALITION.

THE NEVADA HOUSING COALITION IS MADE UP OF THE FOLLOWING ORGANIZATIONS:

NEVADA APARTMENT ASSOCIATION, NORTHERN NEVADA APARTMENT ASSOCIATION, SOUTHERN NEVADA APARTMENT ASSOCIATION, BUILDERS ASSOCIATION OF NORTHERN NEVADA, SOUTHERN NEVADA HOMEBUILDERS ASSOCIATION, NEVADA HOMEBUILDERS ASSOCIATION, NEVADA MANUFACTURED HOUSING ASSOCIATION, NEVADA PARKS ASSOCIATION, NEVADA MOBIL HOME PARK OWNERS ASSOCIATION, NORTHERN NEVADA MOBILE PARK OWNERS ASSOCIATION, RENO BOARD OF REALTORS, LAS VEGAS BOARD OF REALTORS, NEVADA ASSOCIATION OF REALTORS, INSTITUTE OF REAL ESTATE MANAGEMENT, TO NAME A FEW.

THE NEVADA HOUSING COALITION HAS BEEN FORMED:

- .. TO FOSTER A POSITIVE CLIMATE FOR CONTINUED STRONG ECONOMIC HEALTH AND GROWTH FOR THE STATE OF NEVADA.
- .. TO WORK TO MAINTAIN A DESIRABLE QUALITY OF LIFE FOR ALL CITIZENS OF OUR STATE.
- .. TO FOSTER A POSITIVE CLIMATE FOR MAINTAINING AN ADEQUATE SUPPLY OF AFFORDABLE HOUSING FOR THE CITIZENS OF NEVADA.

OUR DESIRE IS TO WORK WITH YOU, OTHER MEMBERS OF THE LEGISLATURE, AND ANY CITIZEN OR GROUP TO ACHIEVE THESE GOALS. BY WORKING TOGETHER, WE CAN DEVELOP PUBLIC POLICY THAT ENSURES A BRIGHT, PROSPEROUS FUTURE FOR ALL NEVADANS.

THE MEASURES BEFORE US TODAY, AB-30 AND AB-31, WORK CONTRARY TO POSITIVE PUBLIC POLICY.

RENT CONTROL IS NOT A SOLUTION TO THE PROBLEM. THE DEMAND FOR RENT CONTROL IS MERELY THE SURFACING OF A SYMPTOM OF A GREATER PROBLEM. THAT PROBLEM IS AN AVAILABLE

SUPPLY OF AFFORDABLE HOUSING. THE VACANCY RATE STATEWIDE IN NOVEMBER, 1980 WAS 3.38%, AND OUR PREDICTIONS ARE THAT THE NEWER FIGURES, WHEN RELEASED, WILL SHOW AN EVEN GREATER TIGHTENING OF THE HOUSING MARKET. WE WISH TO WORK WITH YOU TO SOLVE THE PROBLEM AND TO INCREASE THE SUPPLY AND ^{LOWER THE} COST OF HOUSING IN NEVADA.

THERE HAVE BEEN A NUMBER OF PEOPLE BEFORE YOU WHO HAVE VERY DRAMATICALLY DESCRIBED THE EFFECTS OF INFLATION ON THEM AND THEIR LIFESTYLE. AS A HUMAN BEING, A PERSON WHO FEELS A COMMUNITY RESPONSIBILITY, AND A CONCERNED MEMBER OF THE CHRISTIAN COMMUNITY, I FEEL VERY STRONGLY THAT WE HAVE A RESPONSIBILITY TO THOSE PEOPLE WHO HAVE BEEN THE VICTIMS OF THESE INFLATIONARY TIMES; AND THAT SOCIETY HAS A RESPONSIBILITY TO COLLECTIVELY ENSURE THAT SOCIETY'S SAFETY NET IS IN PLACE FOR THESE VICTIMS. RENT CONTROL IS NOT THE ANSWER. RENT CONTROL HAS ONE GROUP OF PEOPLE SUBSIDIZING ANOTHER GROUP OF PEOPLE... NOT BASED ON NEED, NOT BASED ON INCOME, NOT BASED ON ASSETS, NOT BASED ON ANY ~~OTHER~~ CRITERIA OTHER THAN ONE PERSON RENTS AND ANOTHER PERSON OWNS. I ASK YOU... IS IT FAIR TO MAKE ONE GROUP OF PEOPLE SUBSIDIZE ANOTHER, WHEN NO ONE HAS YET PROVEN, OR CAN PROVE, THAT ALL MEMBERS OF THAT GROUP ARE IN NEED OF THE SUBSIDY? DOESN'T IT MAKE MORE SENSE TO LOOK ON A CASE-BY-CASE BASIS, USING NEED AS THE CRITERIA, AND USE THE SAFETY NET THAT SOCIETY RIGHTFULLY MAKES AVAILABLE?

WE THINK SO, AND WE THINK YOU'LL AGREE.

RENT CONTROL IS BAD PUBLIC POLICY. YOU HAVE HEARD WHAT WILL HAPPEN TO NEVADA IF RENT CONTROL, OR EVEN THE THREAT OF RENT CONTROL, IS BROUGHT TO OUR STATE:

1. INVESTMENT CAPITAL WILL FLEE.
2. THERE WILL BE A DETERIORATION IN THE MAINTENANCE LEVELS OF EXISTING UNITS.
3. THERE WILL BE A TAX SHIFT FROM MULTI-FAMILY HOUSING TO OWNER-OCCUPIED, SINGLE-FAMILY HOUSING.
4. YOU MUST CREATE A WHOLE NEW BUREAUCRACY TO REGULATE AND OVERSEE ALL RENTAL HOUSING.
5. THERE WILL BE LOSS OF JOBS TO WORKING MEN AND WOMEN IN THIS STATE.

REMEMBER THIS: IF RENT CONTROL COMES TO NEVADA, LENDERS WON'T LEND; INVESTORS
WON'T INVEST; AND BUILDERS WON'T BUILD.

YOU DON'T WANT THAT FUTURE FOR US. WE DON'T WANT THAT FUTURE FOR NEVADA. BY
WORKING TOGETHER, WE CAN PROVIDE POSITIVE SOLUTIONS TO OUR PROBLEMS. WE STAND READY
TO WORK WITH YOU IN DEVELOPING POSITIVE, ALTERNATIVE SOLUTIONS TO THE LEGISLATION BEFORE US
TODAY.

THANK YOU.

EXHIBIT D

material for August
meeting to the Clark
County Mediation Bd.

Thelma

July 23, 1980

Mobilehome Park Mediation Board
Mr. Luther Kutchner, Chairman
400 Las Vegas Blvd So.
% Building & Safety Department
Mr. Al Lorence, Sr. Inspector

Dear Mr. Lorence:

At the Mobilehome Mediation Board July meeting I was told I would be on the agenda again in August.

Since the open meeting law forbids discussion of items not on the agenda, please put me down for the following items:

"Rent, maintenance, upkeep and improvements or whatever terms you choose to call daily upkeep of the park"

The park manager can not furnish the Mediation Board with the facts they requested unless he discusses upkeep. I also want the same privilege.

The assembled data is for distribution to the members of the Mediation Board.

Thank you.

THELMA CLARK

2038 Palm, Sp 253
Las Vegas, Nev. 89104

Tenants Complaints about Park Maintenance

1. Club house is dirty and in disrepair-

For example-

1a. Air conditioner was out of order in the large recreation room Tuesday night June 10th for mobilehome association meeting.

2a. Air conditioner was out in the small recreation room Sunday June 22d for club cookout.

3a. The fire department closed one of our recreation rooms and it has yet to be reopened. I also talked to the manager about this 6/3/80 and he explained that the owner was going to make an apartment of this room, so it will not be for tenants use in the future.

4a. The air conditioner was out of order for our park cookout July 20, and also the week before.

5a. The kitchen and rest rooms are dirty for our Sunday night cookouts (always). The refrigerator is filthy on the inside and the entire kitchen needs to be scrubbed. It tends to make everyone lose their appetite.

(In fact, one park tenant went to our club house Saturday July 19 and cleaned the stove and counter tops in the kitchen, because it was filthy.)

Air conditioner not working again Aug 10 for Club Cook-out.

2. Laundry rooms and drying yards are dirty and in disrepair.

1a. Weeds growing inside laundry yards through concrete cracks.

2a. Dirt swirling around inside drying yard when it is windy. My clothes are dirtier after an hour in the drying yard than before I washed them.

3a. The manager tells me he has the laundry rooms cleaned every day except Saturday and Sunday.

Suggestion to Board

make arrangements to provide speakers.

Maintenance

4a. Washers and dryers are continually out of order.

5a. I called the office four Mondays in a row about a dryer out of order which has since finally been repaired. My last call was 6-3-80 about 4 PM.

6a. Rest rooms are not kept clean.

7a. Swamp coolers in laundry rooms need to be kept in proper working order.

*The floors in laundry rooms are not kept clean
This build up in dryers is a fire hazard.*

3. Tenants cars are parked in yards, on streets and in visitor parking areas against rules of the Park (Rule 11-pg 4).

4. It was my understanding that park rules could not be changed without a written 60-day notice delivered to each tenant. (County Ordinance #27, ^{3rd} 2d amendment, pg 3).

1a. However, park rules #25, page 9, says management may change code of conduct and regulations without prior notice to tenants.

2a. Page 8 of park rules - "No pets allowed. When your pet dies, you may not replace it. When the people with pets moved in, they chose this park because they were allowed pets. My neighbors have pets and they do not bother me.

5. The use of park facilities (such as laundry rooms, rest rooms, club house and pool) by people living outside the park should not be allowed. ~~(not enforced)~~

1a. Rule concerning pool - #20, pg 7.
(not enforced)

6. The lighting is very poor in large recreation room. When we have a meeting of any kind, we can not see to read.

Maintenance

7. Street lights are in need of cleaning and repair. For example, there are two street lights in my area that have bulbs but no globes. And this is throughout the older section of the park.

la. Steets are improperly lighted and there have been several robberies in the park.

8. Management has not enforced their rules - page 2, item 7, for example:

la. Weeds growing in tenants rock yards.

I have a suggestion for park owner - "Leave notice for mobilehome owners to clean weeds out of their rock yards, or have it done and send the home owner the invoice."

The owner should insist every one keep their own space weed-free, clean and orderly; and we should expect the owner to do the same for all common areas of the park.

9. Streets have not been routinely kept clean by street sweeper machine.

10. Repair of streets (in sections) did start in June for which we are thankful. *Streets have since been finished*

11. After five weeks, the park mowed ^{the} lawn between my coach and the circle laundry on 7-14/80.

This lawn is allowed to grow as much as it can without proper watering. The lawn is all dried out and dead in several spots. However, as of 7-17-80, they have been watering more often *and the grass is coming back to life.* When I asked ~~the~~ maintenance man why he waited so long to mow the lawn on common area behind my coach, he informed me that the manager had let some of the maintenance poeple go and he was cut down to three days a week.

At \$130.00 a month (for the least expensive space in park), I feel we should have better upkeep.

Maintenance

and maintenance

12. The managers job is to supervise the cleaning, personnel and if they are not doing a good job, then he must get someone else.

Our park is going down hill fast and I am sick about it because I can not afford to move. This is not now the kind of park I would like to live in.

13. When this owner bought the park, we did have "K-9 Patrol" going through the park several times in a 24-hour period. If they are paying for this service, we are not getting it.

We have had several robberies in the park.

14. The streets were swept after the street repair crew finished patching 7-18-80. They came by my place and woke me about 6 A.M. but we are not allowed to mow lawns before 8 A.M.

It seems the rules for noise in park rules #12, pg 4, apply only to tenants and not ^{the} park owner.

we also have

15. Insufficient tree trimming.

Maintenance

16. I looked^{up} the word Maintenance in my dictionary, and it means: support, sustenance, continuance, or upkeep.

UPKEEP means: Maintenance, cost of maintenance.

Improvements mean: Advancement of anything good to better, betterments.

The latter (Improvements) as far as I understand is streets, patios, driveways, etc.

UPKEEP is day-to-day maintenance.

I would like to take this group on a surprise tour of my park, so you could see for yourselves what I am talking about.

17. This park, as far as UPkeep and other services are concerned, ^{/have} taken away things and privileges we have enjoyed for years. The items I am complaining about are some of the reasons I moved into the park.

My original complaint I would like you to see my driveway and patio. I am driving in on the dirt and the patio concrete is broken where the posts were and I had to set the posts back.

The park Manager says I am first on the list for these improvements, but he will not give me a firm date. WHAT LIST? *They came yesterday and dug up concrete and driveway and left it. I don't know when they will return to finish.*

18. I would suggest for Park improvements, we have street signs placed at all corners in the park with numbers:

For example: Spaces 10 thru 90, etc., to minimize time lost by emergency vehicles, visiting friends, utilities, ~~and~~ service vehicles, etc.

My complaint is about day-to-day UPKEEP, not long-range maintenance as such.

Maintenance

The Managers idea of maintenance and clean and sanitary conditions and mine, may be altogether different.

Reference County Ordinance, Title 27 #27.06.130-B, page 9.

Since new owner took over, maintenance crew has been cut down.

RENT

I have a suggestion for a Clark County ordinance

Since mobile home Park Owners have abused the privilege of buying parks without sufficient cash to maintain the Park without rent increases; treat them like the Gaming Commission does Gaming.

Give this Board some strength. Seek legislation to make it powerful and add investigators. Before new owners are allowed a license by the county they must prove they have the cash to pay for their loan and the upkeep for the first year, at least. Then they would only be allowed to raise the rent if they had an increase in taxes, utilities, garbage, etc.

Any good business person should prepare a budget and try to stay within it.

The budget should include salaries, day-to-day upkeep, utilities, and small emergencies. Then a certain amount should be put aside each year for major maintenance, such as streets, pool, driveways, patios, etc.

There has to be some way to keep greedy Park Owners from buying and raising rents to pay for same. I am not talking about the seller, I am talking about the buyer.

One of the Mediation Board members suggested to me that 10% profit on your money wasn't enough.

If Mr. Sachs paid \$5,000,000.00 for this park and had the cash, I will agree that isn't much profit for his investment; but, if he is making 10% on some one else's money (borrowed money), that is a huge profit.

I repeat from the last meeting; I am not going to go away, or disappear, if this Board does not agree with me here tonight. I will be back repeatedly to try to convince you to help the mobile home TENANTS with rent relief. I am tired of tightening my belt. I think it is now the Park Owners turn.

RENT

There are 17,800 mobile home spaces in Clark County and do you realize if they each got a \$20.00 a month raise, the total would be \$4,272,000.00? *and 95% of this money going out of state. The only thing the County gets is taxes and license fees.*

Last Thank you for hearing my please on behalf of all mobile home park tenants.

There is urgent need of some kind of a County ordinance to keep the Park owners from changing rules after tenants move in.

Mediation Board Chairman

Thelma

1st meeting
mediation
Board

7-8-80

Summary

1) Thelma Clark Complaint (5 pages)

2) Correspondence

A - Congressman Santini June 12, 1980

B - Wayne Petrucci June 4, 1980

C - Congressman Santini May 22, 1980

D - Congressman Santini June 23, 1980

E - Senator LaRolt June 24, 1980

F - Verification of Complaint June 17, 1980

From Clark County Building & Zoning Dept.

G - Meeting Notification June 23, 1980

H - Rental Rate Change March 1, 1979

Tipton Management, Inc.

I - Rental Rate Change June 1, 1980

Tipton Management, Inc.

J - Written Complaint May 14, 1980

To Bob Ferrer (Park Manager)

K - Representative Stewart June 30, 1980

L - Written Complaint (Thelma Clark) May 13, 1980

M - Copies of original request for hearing June 23, 1980

3) Map of Riverside / Regis Mobile Home Parks.

4) Riverside / Regis Mobile Home Parks Rules.

1. Riviera Vegas is an old Park, which opened some time in the early 60's.

Until now, there has been no one to go to about a grievance. With continuing rent raises, there have been actually no improvements since I moved into the Park in 1967. It has all gone down hill. I feel if they raise my rent they should spend a portion of it for upkeep, and improvements. I chose this Park because the spaces were all kept up and it was off the freeway. The recreation area was especially nice and the laundry rooms and yards were kept clean and always open.

2. My complaint before this Board is: "RENT INCREASES (each more frequent and larger amounts than the last), with no upkeep or improvements of the Park.

3. I do not choose to move, but if I did there are no available spaces. I can not move because the expense is prohibitive. The moving estimate I got 6-21-80 from United Movers was \$1,540. So, you see, I must fight for my rights as a tenant, because I feel like a prisoner in my own home. (I can not move and I can not continue to pay rent increases.)

4. No. 1 of the Mediation Board's duties states: "Attempt to adjust grievances between landlords and tenants by means of mediation or negotiation."

It specifically does not state which grievances may be heard.

I feel that RENT INCREASES and Park Maintenance should go together since one has an influence on the other. Also, I feel that when Mr. Lorence of the Clark County Mobile Home Building Inspection Department advised that I would not be allowed any complaints except rent increase before the Mediation Board, that this is wrong.

5. I could not make a request of the Park Owner because I could not get his name and address from our manager.

Included in a letter from Congressman Santini is a copy of a letter from Wayne Tetrault. I was advised that the manager and owner were in violation of Assembly Bill (NRS 118.427) if they do not furnish me with the name and address of the owner.

NRS 118.427 #1: The landlord shall disclose in writing to each tenant the name and address of : (C) The principal or corporate owner of the mobile home park and any change thereof."

RENT recap

1a.	\$50.00	rent for least expensive space	- 1967
	65.00	From 1975 to 1980 -	Jan 1, 1975
	75.00	In 5 years my rent	Nov 1, 1975
	85.00	has doubled	Aug 1, 1977
	95.00	from	May 1, 1978
	115.00	\$65.00 to \$130.00	May 1, 1979
	130.00		Jun 1, 1980

2a. From Sept 1967 to April 1979, my rent was raised a total of \$45.00 (in a 12-year period) and 4 owners. The last 13 months it has been raised \$45.00 with one owner.

3a. I made an error in the percentage figure in the letter you received. The actual percentage for the last 13 months is .4736%.

4a. If I get my rent raised the next 13 months as much as I have the last 13 months, I will be paying \$191.50 for a space I rented for \$50.00 originally.

5a. With inflation at 18% in 1979, I would like an explanation for the .4736% raise.

With inflation at 18%, my rent should be no more than \$112.10 (an increase of \$17.10).

My rent is already \$130.00 and probably still going up.

6a. Riviera Vegas is a no-vacancy park with 451 spaces.

I am sure the Park owners considers the amount of rent as part of Park Manager and Assistant Managers salary. So, at this rate for 13 months-

The \$20.00 raise May 1, 1979 was-

\$9,020.00 per month

108,240.00 per year

9,020.00 for May 1980

6,765.00 for June 1, 1980 (\$15.00 raise)

\$124,025.00 Total cash for owner for first 13 months

81,180.00 per year for June 1, 1980 raise

\$205,205.00 Total income for 25 months

over and above the rent we were previously paying.

7a. I had a salary raise in April 1980. If all the factors are stable for 1980 (my salary, rent, utilities and taxes), I will have \$92.00 less in 1980 than I had in 1979.

I did start to get a petition signed, but I ran out of time.

I felt the preparation of facts for this meeting was more important. If I have to, I will continue. Of the 55 people I talked to, I only had 4 refusals. I'm sure I would have many more refusals. (The 4 persons that did refuse were afraid they would be evicted if they signed.)

As I tried to explain to you, they also feel like prisoners. (with no rights in their own homes). They can not afford to move, nor can they afford such rent increases.

The percentage of Seniors in our Park is 97% and less than 10% of this figure are less than 60 years old.

According to the government guidelines, each person should be paying no more than 25% of his income for rent.

42% are paying over 25% of their income for rent.

32% of this amount are paying 35% of their income for rent.

10% of this amount are paying 40% of their income for rent.

*The 42% of the seniors, many can't afford to live here
and will be evicted if they don't pay.*

Article Nr. 3 of the Mediation Board duties says:

"Recommend measures to promote equity between tenants and landlords."

I looked the word equity up in the dictionary and it means "Just regard to right or claim; impartiality: the administration of law according to its spirit and not according to the letter."

I would like this board to consider my request in this manner.

I have furnished this board with mountains of reference material for your convenience.

I am aware that the County does not have this authority but I would like this Board to seek the authority to establish an ordinance for "RENT INCREASE RELIEF".

Article Nr. 2 of the Mediation Board duties states "Recommend changes in local ordinances relating to mobile homes and mobile home parks."

I am asking this Board to recommend a change in the County Ordinance for Mobilehome Park Parks to read- "All landlords are required to justify all rent increases."

I am not going to go away or disappear, if this Board does not agree with me here tonight.

I intent to continue my struggle for some kind of RENT INCREASE RELIEF.

I am tired of tightening my belt. I think it is now the Park Owners turn.

I want to thank this Board for hearing my please on behalf of all mobile home Tenants of Clark County.

JIM SANTINI
NEVADA

WASHINGTON OFFICE:
1007 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, D.C. 20515
TELEPHONE: (202) 225-5965

DISTRICT OFFICES:
SUITE 4-820 FEDERAL BUILDING
300 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 385-6574

1139 FEDERAL BUILDING
300 BOOTH STREET
RENO, NEVADA 89509
TELEPHONE: (702) 784-5657

RURAL OFFICE:
TELEPHONE: (702) 784-5657

Congress of the United States
House of Representatives
Washington, D.C. 20515

June 12, 1980

COMMITTEES:
INTERIOR AND INSULAR AFFAIRS
SUBCOMMITTEES:
CHAIRMAN, MINES AND MINING
OVERSIGHT AND SPECIAL INVESTIGATIONS
PUBLIC LANDS
INTERSTATE AND
FOREIGN COMMERCE
SUBCOMMITTEES:
TRANSPORTATION AND TOURISM
OVERSIGHT AND INVESTIGATIONS
SELECT COMMITTEE ON AGING
SUBCOMMITTEE:
HOUSING AND CONSUMER INTERESTS

Ms. Thelma Clark
2038 Palm #253
Las Vegas, Nevada 89104

Dear Ms. Clark:

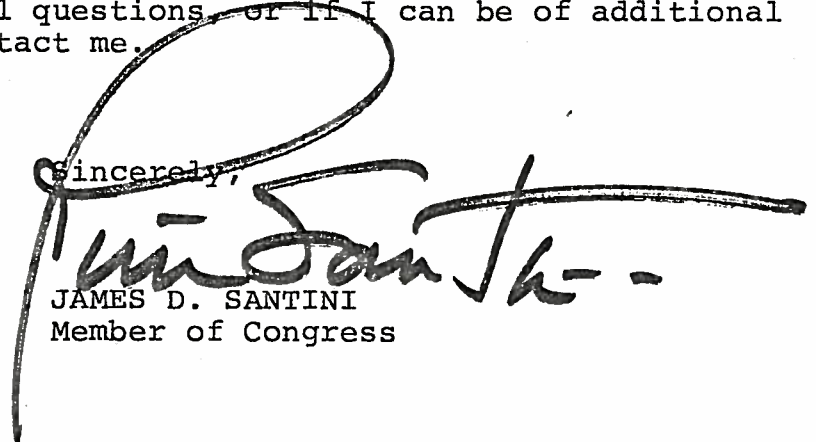
Mr. Wayne Tetrault has responded to my inquiry on your behalf. A copy of his reply is enclosed for your information.

I believe the enclosure is self-explanatory. There are agencies which provide a method of redressing your grievances. I sincerely hope that the agencies listed in Mr. Tetrault's letter are able to assist you.

If you have additional questions, or if I can be of additional service, feel free to contact me.

With all good wishes,

Sincerely,


JAMES D. SANTINI
Member of Congress

JDS:ngb

Enclosure

(A) of
NOR



ROBERT LIST
GOVERNOR

NEVADA DEPARTMENT OF COMMERCE
MANUFACTURED HOUSING DIVISION

CAPITOL COMPLEX
CARSON CITY, NEVADA 89710
(702) 885-4298

JAMES WADHAMS
DIRECTOR
A. WAYNE TETRAULT
ADMINISTRATOR

June 4, 1980

The Honourable James D. Santini
Member of Congress
House of Representatives
1007 Longworth House Office Building
Washington, D.C. 20515

Dear Jim:

This is in reply to your request that I comment on a letter to you from Mrs. Thelma Clark, 2038 Palm #253, Las Vegas, Nevada.

Clark County has established a mobile home mediation board to hear mobile home landlord-tenant complaints such as unjustified rent increases and park maintenance. Mrs. Clark should file her complaint with the Director, Clark County Building and Safety Department. This person acts as the secretary or clearinghouse for the mediation board.

In addition, Mrs. Clark should contact Mrs. Vicki Demas of the Mobile Home Owners League of the Silver State at 876-4973. This group is quite successful in resolving tenant complaints.

Utility increases approved by the State Public Service Commission, of course, is another story. She can complain to the PSC but I would suppose that this was a general rate increase for mobile home and non-mobile home owners alike.

Mobile home landlord-tenant provisions are found at NRS 118.230 - 118.340. These statutes are comprehensive but difficult to enforce and park owners do


(B) of
No. 2

violate NRS 118. For instance, the park manager is required to disclose the name and address of park owners (NRS 118.247).

If I can be of further help, please call.

Best personal regards.

Sincerely,


A. Wayne Tetrault
Administrator

AWT/pg

JIM SANTINI
NEVADA

WASHINGTON OFFICE:
1007 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, D.C. 20515
TELEPHONE: (202) 225-5965

DISTRICT OFFICES:
SUITE 4-620 FEDERAL BUILDING
300 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 385-6574

1139 FEDERAL BUILDING
300 BOOTH STREET
RENO, NEVADA 89509
TELEPHONE: (702) 784-5657

RURAL OFFICE:
TELEPHONE: (702) 784-5657

Congress of the United States
House of Representatives
Washington, D.C. 20515

May 22, 1980

COMMITTEES:
INTERIOR AND INSULAR AFFAIRS
SUBCOMMITTEES:
CHAIRMAN, MINES AND MINING
OVERSIGHT AND SPECIAL INVESTIGATIONS
PUBLIC LANDS
INTERSTATE AND
FOREIGN COMMERCE
SUBCOMMITTEES:
TRANSPORTATION AND TOURISM
OVERSIGHT AND INVESTIGATIONS
SELECT COMMITTEE ON AGING
SUBCOMMITTEE:
HOUSING AND CONSUMER INTERESTS

Ms. Thelma Clark
2038 Palm #253
Las Vegas, Nevada 89104

Dear Ms. Clark:

Thank you for your recent letter regarding the increases in rent and utility expenses you've experienced, plus the conditions at your mobile home park. I sympathize with the hardships that inflation is causing you.

Ms. Clark, I'm sure you're aware that rent levels and the conditions in mobile home parks are basically a matter of local concern. In an effort to be of assistance, I have contacted Mr. Wayne Tetrault, Administrator of the Mobile Home Agency, and asked him to respond to your concerns. Hopefully, that agency will be able to assist you. As soon as I have additional information, I'll be back in touch with you.

I share your anxiety and exasperation about the rapidly accelerating power costs in Nevada. This issue is one that must be tackled at the state level, but I want to share some basic considerations with you.

The cost of utilities has skyrocketed in recent years as a result of many factors. The price of labor, fuel and construction has led many public utilities to increase the rates which must be borne by residential and business consumers alike.

The current challenge to the industry is to provide adequate amounts of energy for rapidly increasing demands made by the public at an affordable cost. In Nevada, the Public Service Commission is charged with the duty and responsibility to regulate rates. Public hearings are held at which members of the public and interested groups are invited to participate and to express support or opposition to the power company's position before any price rise is granted.

I want to urge you to take the opportunity to participate in the hearings process. As a member of the House of Representatives, I am

(c) o f
N.C.R.

Ms. Thelma Clark
May 22, 1980
Page Two

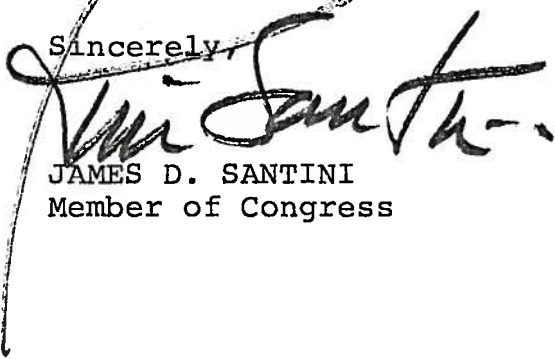
not able to regulate the price of power. Nevada law requires that the PSC conduct that vital function. It is appropriate for you to pursue that method of filing your objections to rate increases.

The latest increase is due to outrageous increases in the price at which we buy oil from foreign producers. That price has more than doubled in the last year and is paid by the utilities. The ultimate solution to this problem is to produce more energy here in the United States, rather than to depend on other nations.

Although there is very little that can be done to prevent increases in fuel costs, Congress is attempting to be of some assistance to those people least capable of paying high utility bills. Last winter, we appropriated almost 2 billion dollars to assist people on low incomes. Checks were mailed to individuals receiving Supplemental Security Income. Although it will not be enough to alleviate the burdens imposed on the public, it will offer some relief.

I appreciate your taking the time to share your views on this most frustrating problem.

Sincerely,



JAMES D. SANTINI
Member of Congress

JDS:ngb

JIM SANTINI
NEVADA

WASHINGTON OFFICE:
1007 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, D.C. 20515
TELEPHONE: (202) 225-5965

DISTRICT OFFICES:
SUITE 4-620 FEDERAL BUILDING
300 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 385-6574

1139 FEDERAL BUILDING
300 BOOTH STREET
RENO, NEVADA 89509
TELEPHONE: (702) 784-5657

RURAL OFFICE:
TELEPHONE: (702) 784-5657

Congress of the United States
House of Representatives
Washington, D.C. 20515

June 23, 1980

COMMITTEES:
INTERIOR AND INSULAR AFFAIRS
SUBCOMMITTEES:
CHAIRMAN, MINES AND MINING
OVERSIGHT AND SPECIAL INVESTIGATIONS
PUBLIC LANDS
INTERSTATE AND
FOREIGN COMMERCE
SUBCOMMITTEES:
TRANSPORTATION AND TOURISM
OVERSIGHT AND INVESTIGATIONS
SELECT COMMITTEE ON AGING
SUBCOMMITTEE:
HOUSING AND CONSUMER INTERESTS

Ms. Thelma Clark
2038 Palm #253
Las Vegas, Nevada 89104

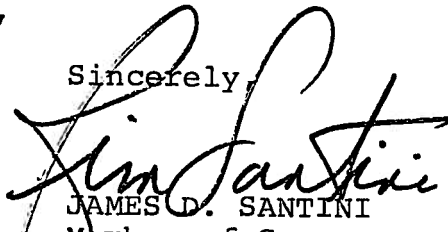
Dear Ms. Clark:

Thank you for sending me copies of your correspondence regarding the situation in your mobile home park.

Do keep me informed on the developments of this situation, and do let me know if I can be of additional assistance in this regard.

With kindest regards,

Sincerely,


JAMES D. SANTINI
Member of Congress

JDS:ng

105 of
No 2

PAUL LAXALT
NEVADA

COMMITTEE ON APPROPRIATIONS
COMMITTEE ON JUDICIARY

United States Senate

WASHINGTON, D.C. 20510

WASHINGTON OFFICE:
315 RUSSELL OFFICE BUILDING
(202) 224-3542

CARSON CITY OFFICE:
705 NORTH PLAZA STREET
(702) 883-1930

LAS VEGAS OFFICE:
300 LAS VEGAS BLVD., SOUTH
(702) 385-6547

RENO OFFICE:
300 BOOTH STREET
(702) 784-5568

June 24, 1980

Dear Thelma:

Thank you for your recent letter calling to my attention your concerns over various changes proposed at the mobile home park where you currently reside.

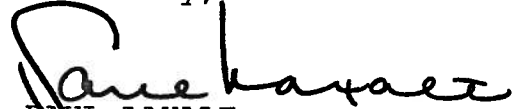
I regret sincerely that I am not able to assist you on this matter. Since it is a matter of local concern, it is within the periphery of the city and county governmental entities which have jurisdiction over mobile home park matters.

I have noted that you did send copies of this letter to the various local entities, and am hopeful that your local leaders and representatives will be able to assist you in some manner.

If, however, you should have additional questions about this or any other matter, please feel free to contact me or my staff.

Again, I appreciate the time you took to call this particular problem to my attention. I am sorry that I can't be of any greater assistance.

Sincerely,



PAUL LAXALT
U.S. Senator

PL:bbw

Thelma Clark
2038 Palm St. #253
Las Vegas, Nevada 89104

(E) of
no. 2



*Clark County Department of
Building and Zoning*

CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

TELEPHONE 386-4311

ROBERT D. WEBER, P.E.
DIRECTOR

6-17-80

Received of Ms. Thelma Clark (Riviera Vegas Mobile Home Park) of 2038 Palm, Space #253 on this date a request for hearing (minimum information sheet and two distribution lists) at the Mobile Home Mediation Board on the July meeting. The preceding information to be given directly to Mr. Robert D. Weber, Director of Clark County Building and Zoning Department.

Louise M. Gaball

Louise M. Gaball
Secretary to the Director

(F) o F
no. 2



Office of Building and Safety

CLARK COUNTY COURTHOUSE ANNEX

400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

TELEPHONE 386-4011

June 23, 1980

Wilma Clark
Riviera Vegas Mobile Park
2038 Palm Ave Space 253
Las Vegas, Nevada 89104

Dear Mrs. Clark,

Your letter of June 17, 1980 requesting a hearing before the Clark County Mobile Home Mediation Board has been received.

Only the item concerning rent increases will be heard.

Item 2-Upkeep of the park, has been investigated by this department on June 20. Only one street light was found to be unlit. The park has hired a contractor to correct the rough street areas and blacktop problems.

The complaint against the Public Service Commission is not one suitable to be heard by the Mediation Board.

Your rent grievance will be heard at 7:00 p.m. July 8, at Room 2 Main building at the Las Vegas Convention Center. Please bring any documents, such as rental agreements, park rules etc. to support your complaint.

Very truly yours,

Al Lorence
Senior Construction Inspector

AL/jj

(6) of
no. 2

tipton management, inc.

P.O. BOX 9381 • SAN DIEGO, CA 92109
(714) 276-4751

Thelma Clark

March 1, 1979

Dear Riviera Vegas Mobilhome Park Tenant:

The terms of the agreement under which you hold possession will be changed as follows:

Effective May 1, 1979, the rental rate on your space will be increased by \$20.00. However, beginning on May 1, 1979, you will no longer be charged for garbage pick-up.

We will strive to make this a better Park and look forward to a long and pleasant association. Suggestions are always welcome.

THE MANAGEMENT

(H) 68
NO 2



NOTICE OF RENT INCREASE

RESIDENT'S NAME Thelma Clark SPACE # 253

THE CURRENT RENTAL RATE ON YOUR SPACE IS \$ 115.00 per mo.

THE PROPERTY TAX PORTION OF YOUR RENT IS \$ 3.20.

The balance of your rent payment in the amount of \$ 111.80, will be increased by \$ 18.20, for a new total rental rate of \$130.00, effective June 1, 1980. The tax portion of your rent is exempt from this increase in accordance with tax legislation.

June

TIPTON MANAGEMENT, INC.

BY [Signature]
Business Manager

*125
145*

Your May Rent will be \$ 112.24 this includes May and June Tax Rebate.

TO AVOID

1979-1-1-109.48	Jan	5.52	(4/mo)
10-30-113.62	Nov	1.38	
11-26-113.62	Dec	1.38	
12-17-113.62	Jan	1.38	
2-1-113.62	Feb	1.38	
3-3-113.62	Mar	1.38	
3-3-113.62	Apr	1.38	
may 112.24	may	2.76	(2mo)
		16.53	

*138
4
5.52*

*15.00
113.62
1.38
1.38
115.00
2.76
112.24*

(I) OF NO. 2

5-14-80

Bob Fowers

This is a written request for black-top
on my driveway, also repair of my patio.

I would also like the name and address
of the Park owner.

Thank you in advance for your cooperation.

Thelma Clark
Space 253

Delivered 5-15-80 at 4:35 P.M.

(J) OF
NOR

JANSON F. STEWART
ASSEMBLYMAN
DISTRICT NO. 14 (CLARK)
2098 WINTERWOOD
LAS VEGAS, NEVADA 89122



COMMITTEES
MEMBER
JUDICIARY
EDUCATION
TRANSPORTATION

Nevada Legislature

SIXTIETH SESSION

June 30, 1980

Ms. Thelma Clark
2038 Palm #253
Las Vegas, Nevada 89104

Dear Ms. Clark:


Thank you for your recent letter concerning problems at the Riviera Vegas Mobile Home Park.

I would like to promise you quick and easy solutions but most of your complaints arise because of national, not state, policies. Inflation and energy costs are something we on the local level do not have much control over. In fact, I believe that the Federal Government is almost totally responsible for our inflation and inflation in turn brings about increases in rent and utility bills.

As you know, the legislative subcommittee looking into problems with mobile home parks is proposing a rent justification measure. This is not a total cure for the problem, however, as inflation is what really must be brought under control.

Concerning your complaint regarding the upkeep of the park, I hope you have filed a formal complaint with the Clark County Mobile Home Mediation Board about this problem. Complaints can be filed with the Clark County Building Department, Courthouse Annex, 400 Las Vegas Boulevard South.

Very truly yours,


Janson F. Stewart,
Assemblyman

JFS/ph

(K) of
No. 2

COPY

COPY

May 13, 1980

SUBJ: Riviera Vegas Mobilehome Park

The State Legislature and the County Commissioners must act on the abuses to the Mobilehome Owners.

There must be some way to control rent, Public Service Commission, and upkeep of the parks.

1. RENT:

We allow these greedy Park Owners to come into Nevada and buy mobilehome parks. To make their monthly payments, they have to raise the rents. The owners never live in the parks they buy. (98% of the owners are from California) They have no knowledge of the living conditions, nor do they want to.

2. Public Service Commission: (Chairman Heber Hardy)

This month's power bills contained another of those explanatory messages, which translates into "Your power bills are going up AGAIN", and no end in sight.

3. UPKEEP of the Park:

Such as streets, driveways and patios, I can not get the NAME of the Park OWNER, or his address from our manager. He says "I don't know the owner's name and address because I work for TIPTON MANAGEMENT Company. (Also a California company)

From May 1, 1979 through June 1, 1980, our rent has been raised \$35.00 a month and no repairs are forthcoming. In thirteen (13) months, this raise has been 36.6% which is excessive in anyone's language.

I only have the first half of my driveway black-topped. Promises since March 1979, but no results.

I am thanking you in advance for your attention to this matter.

cys: Jan Stewart, Assemblyman
Gov Robert List
Sam Bowler, Co. Comsr

/s/ Thelma Clark
THELMA CLARK
2038 Palm, Sp 253
(Riviera Vegas Mobilehome Pk)
Las Vegas, NV 89104

(L) of
no. 2

June 23, 1980

Mobilehome Park Mediation Board
Mr. Luther Kutchner, Chairman
400 Las Vegas Blvd So.
% Building & Safety Department
Mr. Bob Weber, Dir.

Dear Mr. Weber:

I would like a hearing with the Mobilehome Park Mediation Board at your July meeting. The manager of Riviera Vegas Mobilehome Park is Bob Forrer.

Please let me know the time and place. If you wish you can reach me by telephone after 5 P.M. at 457-4597.

I hope you will give my request favorable consideration. I will furnish you with additional information at the meeting.

The assembled data should be of interest to the Mediation Board.

Thank you.

THELMA CLARK,
Riviera Vegas MH Park
2038 Palm, Sp 253
Las Vegas, Nev. 89104

(m) O F
No. 2

June 16, 1980

Public Service Commission
505 E. King St
Carson City, Nev. 89710

Attn: Commission Secretary

Dear Sir:

10 A.M.

I would like a "leave to intervene" at your August 19th meeting in Las Vegas.

Please notify me of the exact time and place and if my request will be granted.

I hope you will give my request favorable consideration. I will furnish you with additional information at the meeting.

The assembled data should be of interest to the commission.

Thank you.

THELMA CLARK,
Riviera Vegas MH Park
2038 Palm, Sp 253
Las Vegas, Nev. 89104

Cys to:

Shannon Zivic, Pres. Mobile Home Owners League of S.S. Inc.
Janson F. Stewart, Assemblyman, State of Nevada
Robert List, Governor, State of Nevada
James D. Santini, House of Representatives
Howard Cannon, Senator
Paul Laxalt, Senator

*7 P.M.
Commission
Convention Center
Room 384*

Riviera Vegas MH Park

RENT:

Our rent was raised \$20.00 May 1, 1979 (451 spaces x 12 months = \$118,260.00 the first 13 months); - \$15.00 on June 1, 1980 (451 spaces x 12 months = \$80,680.00 (second year). This is 36.67% in 13 months.

A large majority of our residents are Senior Citizens on fixed incomes. They can not afford to move and there are no available places if they could.

UPKEEP of the Park:

Since the new owners bought the park, we have had practically nothing done to repair patios, carports, streets, and better street lighting (especially in the older section of the park), or promised additional recreational facilities. (One of the recreation rooms was closed by the Fire Department, due to so-called fire hazards, and has not been reopened.)

UTILITIES:

The Public Service Commission should not allow increases that are being asked by Nevada Power and Southwest Gas. Our senior citizens can not survive these increases. Due to these increases in rent, they are already doing without nourishing food and unable to participate in church services and donations their pension may have afforded them previously.

Too many of the seniors are widows or widowers and those who want them are deprived of the pleasure of a small pet for companionship. This was the reason pet owners preferred this park over a no-pet regulated park. True, they own their own homes and thus are not yet burdens on the state, as far as rest or convalescent homes are concerned. They are too proud!

Thank you.

THELMA CLARK
Riviera Vegas Mobilehome Park
2038 Palm, Sp. 253
Las Vegas, Nv. 89104

Encl: cy ltr 5/13/80

cys: See Distribution List

DISTRIBUTION

Mobilehome Park Mediation Board
Mr. Luther Kutcher, Chairman
400 Las Vegas Blvd So
Las Vegas, Nv 89101
(% Building & Safety Dept
Mr. Bob Webber, Dir.)

Janson F. Stewart
Assemblyman, State of Nevada
2098 Winterwood
Las Vegas, Nv. 89122

Robert List, Governor
2501 E. Sahara Ave
Las Vegas, Nv. 89104

Ms Thalys Dondero
Board of County Commissioners
Valley Bank Plaza - Suite 1111
300 S 4th St
Las Vegas, Nv 89101

Sam Bowler, Chairman
Board of County Commissioners
Valley Bank Plaza - Suite 1111
300 S. 4th St
Las Vegas, Nv. 89101

James D. Santini
House of Representatives
1007 Longworth House Office Bldg
Washington, D.C. 20515

Senator Howard Cannon
259 Russell Bldg
Washington, D.C. 20510

Senator Paul Laxalt
315 Russell Office Bldg
Washington, D.C. 20510

*Mr. Karen Hayes, Assemblyman
6010 Euclid Ave
Las Vegas, Nv 89120 Phone 736-1031*

KLAS-TV Channel 8
3228 Channel 8 Drive
Las Vegas, Nev. 451-4224

KVVU - TV Channel 5
1800 No Boulder Hwy
Henderson, Nev. 565-9755

KSHO - TV Channel 13
3355 So Valley View Blvd
Las Vegas, Nev. 876-1313

KLVX - TV Channel 10
4210 Channel 10 Drive
Las Vegas, Nev. 737-1010.

KVBC - TV Channel 3
4100 Boulder Hwy
Las Vegas, Nev. 451-7600

Las Vegas SUN
121 So Highland Dr
Las Vegas, Nev. 385-3111

REVIEW Journal
1111 W. Bonanza Rd
Las Vegas, Nev. 385-5115

Valley Times
1007 E. Cheyenne Ave
No Las Vegas, Nev. 649 -8700

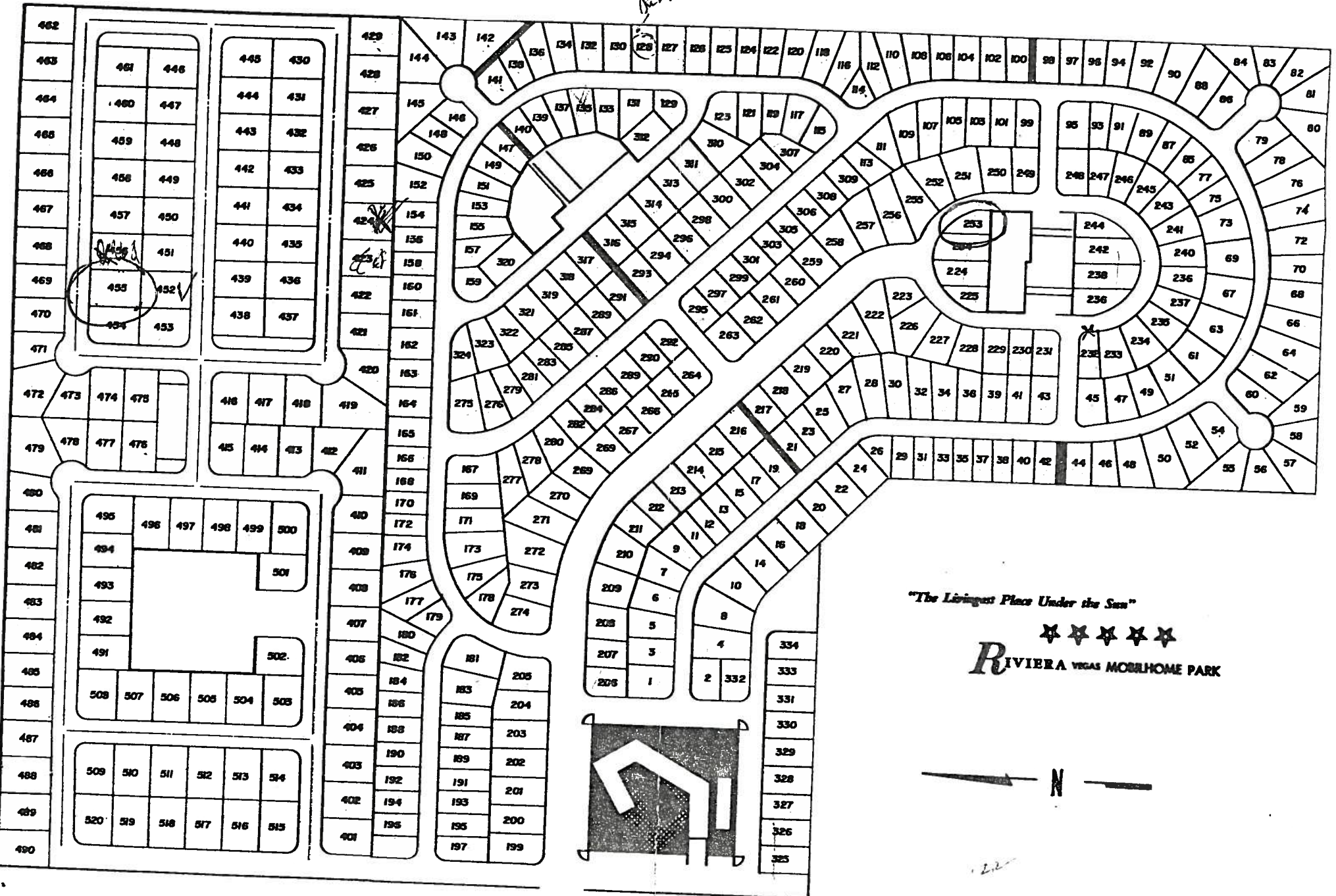
Shannon Zivic, Pres.
Mobile Home Owners League of Silver State, Inc.
5900 West Tropicana, Sp 204
Las Vegas, Nev. 89104

Public Service Commission
2501 E. Sahara
Las Vegas, Nev. 396-5201
326

Carson city toll free # 1-800-992-0700 this gives you
stat operator then ask for - 885-5397

Realtor

11/17/73



"The Livingest Place Under the Sun"

☆☆☆☆☆
RIVIERA VEGAS MORRHAME PARK



11/17/73

August Board meeting

Larry Swecker



Office of Building and Safety

CLARK COUNTY COURTHOUSE ANNEX

400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

TELEPHONE ~~386-4011~~ 386-4191

July 28, 1980

MEMO FOR FILE

REFERENCE: Riviera Mobile Home Park
2038 Palm Avenue, Las Vegas, Nevada

Upon receipt of further complaints from Thelma Clark, I went to the park on July 28, 1980.

Each item on the complaint was checked out as follows:

1. Found club house clean and orderly.
 - 1.(A) One air conditioner is non operative. A/C in west end of building working and club house recreation room was very comfortable. Manager advises a wall must be removed to repair the other A/C as the water tower is leaking into the wall.
 - 2.(A) The small recreation room is closed as discussed in Item 3 (A).
 - 3.(A) We have no ordinances for reopening this recreation room. Manager does not want conversion to manager's apartment. This can be done however with clearance through Zoning Department.
 - 4.(A) See Item 1.(A).
 - 5.(A) Inspected kitchen area and found it to be clean and orderly. Refrigerator was clean.
2. Laundry rooms could use a coat of paint but otherwise found them to be acceptable.
 - 1.(A) A few weeds were visible, some sand and dirt has blown in.
 - 2.(A) This is a walled in area and when strong winds occur, dirt and dust are bound to swirl in such areas. Upon my inspection, Mrs. Clark was drying clothes in this area. No dirt blowing.
 - 3.(A) Manager repeated this same statement to me. This being Monday morning and they are clean, I assume they were cleaned this A.M.
 - 4.(A) Found one washer out of service. Manager stated these are leased from Web Service, and they have been called to repair.
 - 5.(A) See Item 4 (A).
 - 6.(A) Found all restrooms to be clean and orderly.
 - 7.(A) Swamp coolers working at time of inspection.
3. Did not find evidence of this at time of inspection. Manager states it does happen and he tags the cars as it happens.
4. 27.06.156 4 (1) (c).
 - 1.(A) Not a violation until this takes place.
 - 2.(A) Owner/Manager option.
5. Manager is not aware of this happening. Explanation may be that tenants' family, friends, welfare helpers, etc. may be the ones referred to.
 - 1.(A) Rule concerning pool. What is complaint?
6. Manager acknowledges this fact. He states it is on his agenda to provide more lighting in this room.
7. Ordinances require lighting. No mention of globes. Manager advises he cannot

Office of Building and Safety

CLARK COUNTY COURTHOUSE ANNEX
400 LAS VEGAS BOULEVARD SOUTH
LAS VEGAS, NEVADA 89101

July 28, 1980

MEMO FOR FILE - Page 2 of 2


REFERENCE: Riviera Mobile Home Park
2038 Palm Avenue, Las Vegas, Nevada

- purchase globes for these as they are no longer made.
1. (A) Same as Item 7.
 8. 1. (A) During my inspection I found very little evidence of this.
 9. Manager says that since new street surfacing, he will provide for sweeping service.
 10. Problem solved before complaint.
 11. Same as Item 10.
 12. First we must identify what cleaning this complaint refers to.
 13. Manager states they have patrol. Robber was caught.
 14. Some people just cannot be pleased, no matter what. The street sweeper comes by my residence about 5:45 A.M. each Monday.
 15. Some trimmed - more scheduled for trimming. This is a constant maintenance item. Ordinance does not come into play unless hazards exist. None noted during inspection.
 16. We would welcome this.
 17. Manager assured me that as soon as street repairs are complete, work will start on patios and driveways. He says Mrs. Clark is #1 on the list.
 18. Street markers not required. The matter of cleanliness and maintenance has been discussed in detail above.

RENT - It has already been determined by County Counsel that there are no laws governing rent increases except that proper notice must be given and must be applied uniformly throughout the park.

The item regarding rules and regulations for park buyers is not within our jurisdiction or that of the Mediation Board.

NOTICES - The statement of notices not being used is contradictory since a copy is attached showing them being used.


Al Lorence
Senior Construction Inspector

AL/bd

Attachments: Assembled data by Thelma Clark dated July 23, 1980.
Copy of notice attached.

July 23, 1980

Mobilehome Park Mediation Board
Mr. Luther Kutchner, Chairman
400 Las Vegas Blvd So.
% Building & Safety Department
Mr. Al Lorence, Sr. Inspector

Dear Mr. Lorence:

At the Mobilehome Mediation Board July meeting I was told I would be on the agenda again in August.

Since the open meeting law forbids discussion of items not on the agenda, please put me down for the following items:

"Rent, maintenance, upkeep and improvements or whatever terms you choose to call daily upkeep of the park"

The park manager can not furnish the Mediation Board with the facts they requested unless he discusses upkeep. I also want the same privilege.

The assembled data is for distribution to the members of the Mediation Board.

Thank you.

THELMA CLARK

2038 Palm, Sp 253
Las Vegas, Nev. 89104

Tenants Complaints about Park Maintenance

1. Club house is dirty and in disrepair-

For example-

1a. Air conditioner was out of order in the large recreation room Tuesday night June 10th for mobilehome association meeting.

2a. Air conditioner was out in the small recreation room Sunday June 22d for club cookout.

3a. The fire department closed one of our recreation rooms and it has yet to be reopened. I also talked to the manager about this 6/3/80 and he explained that the owner was going to make an apartment of this room, so it will not be for tenants use in the future.

4a. The air conditioner was out of order for our park cookout July 20, and also the week before.

5a. The kitchen and rest rooms are dirty for our Sunday night cookouts (always). The refrigerator is filthy on the inside and the entire kitchen needs to be scrubbed. It tends to make everyone lose their appetite.

(In fact, one park tenant went to our club house Saturday July 19 and cleaned the stove and counter tops in the kitchen, because it was filthy.)

2. Laundry rooms and drying yards are dirty and in disrepair.

1a. Weeds growing inside laundry yards through concrete cracks.

2a. Dirt swirling around inside drying yard when it is windy. My clothes are dirtier after an hour in the drying yard than before I washed them.

3a. The manager tells me he has the laundry rooms cleaned every day except Saturday and Sunday.

Maintenance

4a. Washers and dryers are continually out of order.

5a. I called the office four Mondays in a row about a dryer out of order which has since finally been repaired. My last call was 6-3-80 about 4 PM.

6a. Rest rooms are not kept clean.

7a. Swamp coolers in laundry rooms need to be kept in proper working order.

3. Tenants cars are parked in yards, on streets and in visitor parking areas against rules of the Park (Rule 11-pg 4).

4. It was my understanding that park rules could not be changed without a written 60-day notice delivered to each tenant.

(County Ordinance #27, 2d amendment, pg 3).

1a. However, park rules #25, page 9, says management may change code of conduct and regulations without prior notice to tenants.

2a. Page 8 of park rules - "No pets allowed. When your pet dies, you may not replace it. When the people with pets moved in, they chose this park because they were allowed pets. My neighbors have pets and they do not bother me.

5. The use of park facilities (such as laundry rooms, rest rooms, club house and pool) by people living outside the park should not be allowed.

1a. Rule concerning pool - #20, pg 7.

6. The lighting is very poor in large recreation room. When we have a meeting of any kind, we can not see to read.

Maintenance

7. Street lights are in need of cleaning and repair. For example, there are two street lights in my area that have bulbs but no globes. And this is throughout the older section of the park.

1a. Steets are improperly lighted and there have been several robberies in the park.

8. Management has not enforced their rules - page 2, item 7, for example:

1a. Weeds growing in tenants rock yards.

I have a suggestion for park owner - "Leave notice for mobilehome owners to clean weeds out of their rock yards, or have it done and send the home owner the invoice."

The owner should insist every one keep their own space weed-free, clean and orderly; and we should expect the owner to do the same for all common areas of the park.

9. Streets have not been routinely kept clean by street sweeper machine.

10. Repair of streets (in sections) did start in June for which we are thankful.

11. After five weeks, the park mowed lawn between my coach and the circle laundry on 7-14/80.

This lawn is allowed to grow as much as it can without proper watering. The lawn is all dried out and dead in several spots. However, as of 7-17-80, they have been watering more often.

When I asked the maintenance man why he waited so long to mow the lawn on common area behind my coach, he informed me that the manager had let some of the maintenance poeple go and he was cut down to three days a week.

At \$130.00 a month (for the least expensive space in park), I feel we should have better upkeep.

Maintenance

12. The managers job is to supervise the cleaning personnel and if they are not doing a good job, then he must get someone else.

Our park is going down hill fast and I am sick about it because I can not afford to move. This is not now the kind of park I would like to live in.

13. When this owner bought the park, we did have "K-9 Patrol" going through the park several times in a 24-hour period. If they are paying for this service, we are not getting it.

We have had several robberies in the park.

14. The streets were swept after the street repair crew finished patching 7-18-80. They came by my place and woke me about 6 A.M. but we are not allowed to mow lawns before 8 A.M.

It seems the rules for noise in park rules #12, pg 4, apply only to tenants and not park owner.

15. Insufficient tree trimming.

Maintenance

16. I looked the word Maintenance in my dictionary, and it means: support, sustenance, continuance, or upkeep.

UPKEEP means: Maintenance, cost of maintenance.

Improvements mean: Advancement of anything good to better, betterments.

The latter (Improvements) as far as I understand is streets, patios, driveways. etc.

UPKEEP is day-to-day maintenance.

I would like to take this group on a surprise tour of my park, so you could see for yourselves what I am talking about.

17. This park, as far as UPkeep and other services are concerned, ^{have} taken away things and privileges we have enjoyed for years. The items I am complaining about are some of the reasons I moved into the park.

I would like you to see my driveway and patio. I am driving in on the dirt and the patio concrete is broken where the posts were and I had to set the posts back.

The park Manager says I am first on the list for these improvements, but he will not give me a firm date. WHAT LIST?

18. I would suggest for Park improvements, we have street signs placed at all corners in the park with numbers:

For example: Spaces 10 thru 90, etc., to minimize time lost by emergency vehicles, visiting friends, utilities and service vehicles, etc.

My complaint is about day-to-day UPKEEP, not long-range maintenance as such.

Maintenance

The Managers idea of maintenance and clean and sanitary conditions and mine, may be altogether different.

Reference County Ordinance, Title 27 #27.06.130-B, page 9.

Since new owner took over, maintenance crew has been cut down.

RENT

Since mobile home Park Owners have abused the privilege of buying parks without sufficient cash to maintain the Park without rent increases; treat them like the Gaming Commission does Gaming.

Give this Board some strength. Seek legislation to make it powerful and add investigators. Before new owners are allowed a license by the county they must prove they have the cash to pay for their loan and the upkeep for the first year, at least. Then they would only be allowed to raise the rent if they had an increase in taxes, utilities, garbage, etc.

Any good business person should prepare a budget and try to stay within it.

The budget should include salaries, day-to-day upkeep, utilities, and small emergencies. Then a certain amount should be put aside each year for major maintenance, such as streets, pool, driveways, patios, etc.

There has to be some way to keep greedy Park Owners from buying and raising rents to pay for same. I am not talking about the seller, I am talking about the buyer.

One of the Mediation Board members suggested to me that 10% profit on your money wasn't enough.

If Mr. Sachs paid \$5,000,000.00 for this park and had the cash, I will agree that isn't much profit for his investment; but, if he is making 10% on some one else's money (borrowed money), that is a huge profit.

I repeat from the last meeting: I am not going to go away, or disappear, if this board does not agree with me here tonight. I will be back repeatedly to try to convince you to help the mobile home TENANTS with rent relief. I am tired of tightening my belt. I think it is now the Park Owners turn.

RENT

There are 17,800 mobile home spaces in Clark County and do you realize if they each got a \$20.00 a month raise, the total would be \$4,272,000.00?

Thank you for hearing my please on behalf of all mobile home park Tenants.

*It seems they
have notices but
do not use them*

YOUR HELP IS NEEDED

- NO PARKING of cars on empty lots.
- PARK YOUR CAR on your off-street parking pad. State law prohibits on-street parking except for temporary (5 minutes) loading or unloading.
- INFORM YOUR VISITORS that special parking areas have been set aside for their use.
- REDUCE YOUR SPEED to 10 miles per hour when driving through the park.
- DRIVE TO THE RIGHT hand side of the street and observe all normal traffic regulations.
- TIDY UP AND MAINTAIN your lawn, your path, your couch.
- WATER JUST ENOUGH FOR YOUR LAWN. Be sure not to overwater and create runoff nuisance.
- TALK TO YOUR PET. He or she has been LOOSE IN THE PARK. City regulations require pets to be kept in a confined area or on a leash.
- MAKING EXCESSIVE NOISE which is very disturbing to your neighbors. Please caution that more quiet would be appreciated.
- CREATING AN UNSANITARY CONDITION in the park. Please spare others from unnecessary clean-up chores.
- PLACE YOUR TRAVEL TRAILER, BOAT, CAMPER, etc. in our storage yard. See me for a spot.
- REMIT a check or money order for your rent, who

was due on the _____ of the month _____

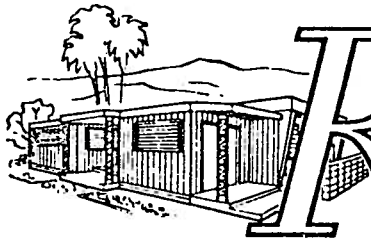
OTHER

*Mr. Dr. Sealing the
District 5 AM 7-29-80
Park at the River Hill*

We appreciate your comments and suggestions for making the Phycis area a better place to live and better place in which to live.

THANKS FOR YOUR COOPERATION

YOUR RIVER VEGAS MANAGER



R

"for those who want the best"

RIVIERA

VEGAS/adult park

2038 Palm Street, Las Vegas, Nevada / Phone: 737-3101

MOBILHOME PARK

cc - [unclear]

AUG 8 1980

CLARK COUNTY
BUILDING DEPT.

Mr. Al Lorence
Senior Construction Inspector
Las Vegas, Nevada

RE: Complaint being heard by the Mediation Board relative the recent rent increase at the Riviera Vegas Mobilhome Park.

The following facts are submitted in support of Ownership's position that the rent increase was both justified and necessary:

1) The average monthly income from the park from January, 1980 to the date of the increase was \$55,038.72.

2) The average monthly expense from January 1, 1980 to the date of the increase was \$21,320.00.

3) Monthly debt service.

First mortgage \$19,320.00
Secondary financing \$18,649.17
Total payments \$37,969.17

*When were loans made
Interest rate
length of time
How much cash down?
Is second used for Park?
or used to buy other property
owns property nephew*

4) Recap of the above figures.

Monthly income	\$55,038.72	Net cash flow	\$33,718.72
Monthly expense	<u>21,320.00</u>	Debt service	<u>37,969.17</u>
Net cash flow	<u>33,718.72</u>	Monthly deficit	<u>4,250.45</u>

Rents were increased an average of 11%. *my rent would only be \$133.20* *my increase 4736% for 13 mo*

5) Income for June (first month after increase) \$60,931.38.

improvements

6) In addition the the above normal monthly operating expense, Ownership has, since purchasing the park in February of 1979, completed and paid for approximately \$100,000 in capital improvements. Included in this work was patio and driveway repair and replacement, rebuilding the pool and shower facilities and resurfacing the streets. Also, effective July 15, 1980 the contract was let for additional patio and driveway work at the cost of \$31,000.

Ownership is fully aware of and sympathetic to the personal problems that rent increases may occasion for some tenants. However, tenants must understand that the park is not exempt from the prevalent inflationary pressures that increase the cost of doing business. Ownership feels that the majority of the residents living at the park want to live in a First Class park and every effort is going to be made to provide such a park for them.

I, John M. Sachs, hereby certify that the foregoing statement is, to the best of my knowledge, a true and accurate statement of business conducted at the Riviera Vegas Mobilhome Park during the period described.

John M. Sachs

President, John M. Sachs, Inc.

M I N U T E S

The meeting of the Clark County Mobile Home Mediation Board was called to order at 7:00 P.M. Tuesday, July 8, 1980 by Luther Kutcher, Chairman, with the following board members in attendance.

Present

Luther Kutcher
Judy Brailsford
Lawrence A. Jewell
Larry Swecker
Richard Worthen

Absent

Richard Gillespie
Art Rader

The minutes of the previous meeting were submitted for approval. A motion was made for approval, seconded by Richard Worthen.

Staff report of Agenda and grievances received to date.

Continuation of Case #80-1 Golden Valley Mobile Home Park, Space 83, and Case #80-2 Tropicana Mobile Home Park, 300 East Tropicana will be heard at the August 12, 1980 meeting. In each case, "certified letters" will be sent by staff to the corporate owners of these parks requesting their appearances.

Case 80-3 Unreasonable rent increase

Ms. Thelma Clark, Riviera Vegas Mobile Home Park, Space 253 summarized briefly her complaint regarding rent increases within a 13 month period. The park consists of approximately 97% senior citizens causing a hardship. Ms. Clark made a suggested motion that a Clark County Ordinance be adopted requiring all landlords of mobile home parks justify rent increases. Ms. Clark released a copy of her complaint file to the Chairman of the Board requesting that a receipt be sent to her.

Robert Forrer, Manager of the Riviera Vegas Mobile Home Park for the last 7 months, advised that the new owner was John M. Sachs of the Tipton Management Company. Mr. Forrer was unable to furnish Ms. Clark with Mr. Sach's telephone number because he did not have it. Mr. Robert Weber, Director of Building and Zoning, pointed out that the park manager is an authorized agent appointed by the owner to handle the affairs of the park thus complying with the Nevada Statute. Mr. Forrer advised that a sixty (60) day notice requesting a uniform rent increase for all tenants of the park was complied with.

The Board requested that Mr. Forrer prepare an operational cost per unit report at the next board meeting on August 12, 1980 at which time the board will give their recommendations.

Material may be furnished to each board member upon their request prior to the scheduled meeting, in order to familiarize themselves with the grievance on the agenda. Unanimously approved.

Each board member will be furnished with a copy of the "open meeting law".

Motion made for adjournment by Luther Kutcher, seconded by Larry Swecker at 8:25 P.M.

Approximately fifteen (15) people were in attendance.

I got a copy of a letter from Mr. Sachs
mailed to Mr. Al Lawrence.

In his letter

no. 1) \$55,038.72 Average monthly income from Park
from Jan 1980 thru June 1980

no. 2) 21,320.00 Average monthly expenses for same
\$33,718.72 Balance cash flow

60,931.38 average monthly income after raise

21,320.00 average monthly expense

39,611.38 - Balance cash flow

not including the mortgage payments
this gives the owner a .65% profit
on the Park for the month of June. This
certainly should pay the mortgage on
this Park and 12% interest.

no. 3) monthly debt service.

owner gave us the information.

Were 1st & 2nd mortgages used to buy Park?

What is interest rate?

length of mortgage?

How much cash down?

Was 2nd mortgage used for this Park
or to buy Riviera travel Park next door?

What was 2nd used for?



Board of County Commissioners

VALLEY BANK PLAZA
SUITE 1111
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
702 385-1200

COMMISSIONERS

SAM BOWLER
CHAIRMAN

DAVID B. CANTER
VICE CHAIRMAN

ROBERT N. BROADBENT

MANUEL J. CORTEZ

THALIA M. DONDERO

JACK R. PETITTI

R. J. "DICK" RONZONE

BRUCE W. SPAULDING
COUNTY MANAGER

October 11, 1979

DEAR CITIZENS OF CLARK COUNTY:

The Clark County Board of Commissioners recently adopted an ordinance which established a Mobile Home Park Mediation Board for the unincorporated county areas. We are now seeking qualified applicants who would like to sit on this Mediation Board.

The Mediation Board will consist of six members: two mobile home park owners; two mobile home park tenants; and, two persons of the general public. The Board will meet as often as needed in order to perform their assigned duties. The Mediation Board's duties shall be to:

- 1) Attempt to adjust grievances between landlords and tenants by means of mediation or negotiation;
- 2) Recommend changes in local ordinances relating to mobile homes and mobile home parks;
- 3) Recommend measures to promote equity between tenants and landlords; and, *Just regard to right of claims; in this case, the administration law is a violation to the statute and not according to the letter.*
- 4) Encourage the development of mobile home parks to meet the needs of the community.

If you are interested in serving on this Mediation Board, please fill out the attached form and send by October 30, 1979 to:

Clark County Manager's Office
200 E. Carson Avenue
Las Vegas, NV 89101

ATTN: Dennis Cluff

Very truly yours,

Thalia M. Dondero
THALIA M. DONDERO

EXHIBIT E

SUMMARY OF THE PROVISIONS OF A.B. 31

Assembly Bill 31 contains several proposals for legislative action recommended by the legislative commission's subcommittee which studied the problems of owners and renters of mobile homes during the 1979-81 legislative interim. Those recommendations relate to:

1. Uniform housing code provisions for mobile home parks;
 2. Health inspections for mobile home parks;
 3. Administration of the mobile home park landlord tenant law;
 4. Utilities in mobile home parks including:
 - a) The phase out of master utility meters in mobile home parks unless individual meters are provided;
 - b) Meter accuracy; and
 - c) Giving the public service commission jurisdiction over gas and electric distribution lines and associated equipment in mobile home parks.
1. Uniform Housing Code Provisions for Mobile Home Parks

Several persons appearing before the interim subcommittee addressed physical conditions in mobile home parks in Nevada. Great variations in construction, upkeep, maintenance and the quality of plumbing and electrical systems were discussed.

The interim subcommittee noted that the age of a mobile home park and the financial investment in it can greatly affect its quality and construction. Given a true free market system, mobile homeowners could choose the type of mobile home park they wished to reside in.

The amenities and condition of the park could then be reflected in the level of space rent. Because of the limited number of mobile home spaces in Nevada, however, the "choice" is restricted and space rents do not necessarily reflect the condition or maintenance of a park.

The interim subcommittee believed certain basic safety and construction standards should be adhered to no matter the level of the space rent paid in a mobile home park. The California legislature has addressed this issue through its Mobile Home Parks Act which deals with construction and maintenance problems. The "findings and purposes" sections of the act address the California legislature's rationale in enacting the Mobile Home Parks Act. One sections says:

The Legislature finds and declares that increasing numbers of Californians live in mobilehomes and that most of those living in such mobilehomes reside in mobilehome parks.

Because of the high costs of moving mobilehomes, most owners of mobilehomes reside within mobilehome parks for substantial periods of time.

Because of the relatively permanent nature of residence in such parks and the substantial investment which a mobilehome represents, residents of mobilehome parks are entitled to live in conditions which assure their health, safety, general welfare, and a decent living environment, and which protects the investment of their mobilehomes.

No state agency has specific statutory authority to regulate mobile home parks. The health division of the department of human resources, however, has regulations, which the state board of health adopted in 1970, pertaining to certain aspects of the construction and operation of mobile home parks. These regulations, which also address water supply, sewage disposal, refuse disposal, electricity, and fire protection and park management, provide for a permit system and local enforcement.

Several persons appearing before the interim subcommittee suggested that the health division's authority should be restricted to health matters and that the manufactured housing division should be given authority over the construction, operation and maintenance of mobile home parks. The subcommittee concurred and recommended:

The NRS be amended to require the manufactured housing division to enact regulations for the construction, reconstruction and operation of mobile home parks. Such regulations should set forth the conditions for the assumption and required qualifications for local agencies to enforce the regulations. A fee permit schedule should also be established.

This recommendation covers pages 1 through 6 of A.B. 31. The bill provides for permits in section 18, fees in section 22, the adoption of regulations by the administrator of the manufactured housing division in section 14, the assumption of the responsibility for enforcement by cities and counties in section 15, misdemeanor penalties in section 27 and administrative remedies for violations in section 25. District court authority and powers are covered in section 52.

2. Health Inspections for Mobile Home Parks

There were several presentations made to the interim subcommittee relating to alleged health and sanitation problems in mobile home parks and in rental mobile homes.

State board of health regulations mandate that a health inspection be conducted of every mobile home park at least once each year and more often if deemed necessary. The interim subcommittee found that many parks are not being inspected on an annual basis. Some parks, in fact, have not been inspected in a number of years.

The interim subcommittee was also advised of certain unhealthful conditions in mobile home rental units and told that no health agency has the authority to inspect or remedy health problems in rental mobile homes. The subcommittee believed annual health inspections of mobile home parks should be carried out and that health agencies should have the authority to inspect a rental mobile home if permission to do so is given by the renter.

The interim subcommittee's view in this regard is enunciated on page 12, lines 4 through 18 of A.B. 31.

3. Administration of the Mobile Home Park Landlord and Tenant Law

The statutory provisions relating to landlord and tenants in mobile home parks was added to the law in 1975 and amended substantially in 1977 and 1979.

The law, which is contained in NRS 118.230 to 118.340, inclusive, covers a broad range of topics including: (a) rental agreements, (b) deposits, (c) the responsibility of landlords for common areas, (d) park rules and regulations, (e) prohibited charges and practices by landlords, (f) rights of landlords upon the sale of a mobile home located in a park, (g) grounds for termination of rental agreements by landlords, (h) retaliatory conduct by landlords, (i) remedies when tenants' mobile homes are made unfit for occupancy by any cause for which the landlord is responsible, (j) the submission of controversies to arbitration, (k) landlord tenant mediation boards, and (l) penalties.

Persons appearing before the interim subcommittee expressed the opinion that the mobile home landlord tenant law is ineffective because there is no agency specified to administer its provisions.

It was also advised by certain witnesses that criminal penalties in the mobile home landlord tenant law are also ineffective because prosecutors are hesitant or unable to bring criminal actions against landlords due to the prosecutors' workload demands. Common sense dictates that prosecutors must focus on major offenses.

The subcommittee felt that administrative sanctions and civil remedies would be effective means of ensuring compliance with the mobile home landlord tenant law. The identification of an agency to administer the law would also serve a useful purpose in settling most grievances and assuring that problems are dealt with before the need arises for sanctions to be imposed.

The interim subcommittee believed most problems should be resolved at the level of government which is closest to the problem and hoped local governments would choose to administer the provisions of the mobile home landlord tenant law. Primary responsibility, the subcommittee felt, should rest with the manufactured housing division.

The interim subcommittee's recommendation relating to the administration of the mobile home landlord tenant law starts on page 7, section 29, of A.B. 31. As can be seen, there are provisions for local enforcement in section 40, inspection of parks in section 38, investigations in section 41, regulations in section 39, and administrative sanctions in section 45. The administrator of the manufactured housing divisions is permitted, under section 38, to issue subpoenas, conduct hearings and administer oaths.

4. Utilities in Mobile Home Parks

Several persons appearing before the subcommittee during its meetings in Las Vegas and Reno expressed dissatisfaction with various aspects of the use of master utility meters in mobile home parks.

Master utility meters are systems where a customer, such as the owner or operator of an apartment house, hotel, office building, mobile home park, or other multifamily dwelling purchases utility service from a public utility company and then resells it to his tenants. Some master meter systems have submeters for the individual users but a significant number do not.

According to representatives of the public service commission, master meters exist in mobile home parks because certain mobile home park owners are reluctant to provide the necessary easements to utility companies for standard utility service and because of utility companies' reluctance to provide service without obtaining construction advances from the mobile home park landlords. The PSC also advised the interim subcommittee that master utility meter systems are less expensive to install. This saving, however, can be misleading because of ongoing maintenance costs.

The two primary concerns with master utility meter systems appear to be inaccurate billing and safety problems.

Concerning safety, a representative of the public service commission advised the interim subcommittee that many master utility meter systems in mobile home parks do not conform with Federal Department of Transportation Office of Pipeline Safety regulations and have not been properly maintained.

Gas service disruptions caused by improper gas delivery systems in certain mobile home parks in the Las Vegas area lend credence to this observation. For example, the tenants in one mobile home park have repeatedly had their natural gas shut off during Christmas because of the poor condition of distribution lines in the park.

At the time the subcommittee's report was written, in May 1980, there were three mobile home parks in the Clark County area in which the natural gas was shut off. There have been at least 16 gas outages in master metered mobile home parks in Clark County and such outages have usually lasted more than 1 month in duration.

Federal inspection of gas distribution lines in master utility metered mobile home parks is inadequate, according to the public service commission, because of the few number of gas pipeline safety inspectors available.

Moreover, the representatives of the commission advised the interim subcommittee that the PSC does not have authority to inspect the gas and electric distribution lines and associated equipment in mobile home parks because its authority is restricted to public utility companies.

The subcommittee noted that problems with master utility meters have been ongoing for a number of years and believed that the time has come to address them. It made three recommendations in this regard. They are:

- (a) Master meters be prohibited unless individual meters are provided to tenants.

The subcommittee chose July 1, 1985, for this purpose. Until then, the subcommittee felt that mobile home parks with master meters, unless the park is also equipped with individual meters, should prorate the cost of utility service to the tenants.

- (b) Landlords of master metered mobile home parks provide facilities to tenants for determining the accuracy of individual meters on the master utility meter system.

- (c) The public service commission be given authority over gas and electric distribution lines and associated equipment in mobile home parks.

These recommendations are contained in sections 42, 43, 44 and 53 of A.B. 31.

A complete discussion of the master meter issue is contained on pages 36 through 41 of Legislative Counsel Bureau Bulletin No. 81-9.

Cost

The fiscal note estimates that A.B. 31 would cost \$308,398 in 1981-82, \$342,183 in 1982-83 and \$393,398 in continuing costs. The note says:

This would be a self-supporting program through a system of user fees paid by mobile home parks. No tax revenue is being requested except that start up costs may be required which could be paid back to the general fund.