



Iowa Manufactured Housing Association

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IMHA SHUT OUT AT LEGISLATURE

April 2014

IMHA/IFA

For the third year out of the last four, IMHA walked away from the Iowa legislature with no legislation passed. Of course, last year we achieved one of our largest legislative victories: property tax reform.

All three of our proposals this year easily passed the Iowa House. The first was to give the Iowa Finance Authority the legal basis it needed to create a special funding program for consumers who desired to purchase a manufactured home to be placed in a lease community. The Iowa House has overwhelmingly passed this legislation twice in the last three years. Manufactured housing is fully eligible for all IFA programs, if the manufactured homes are converted to real property.

Two different Senate committees have reviewed the IMHA/IFA legislation. The bill passed out of the Senate Economic Development Committee last year, only to see a landlord/tenant amendment filed to the bill by Senator Tom Courtney (D-Burlington). The Senate Majority Leader decided not to bring the bill up for a vote. This year, a new Committee tackled the bill. Senator Jeff Danielson (D-Cedar Falls), chair of the Senate State Government Committee, thought he could work with Senator Courtney to allow the bill to move out of committee and to be passed on the Senate floor. That strategy didn't work out.

Redefining MH Park/Community

HF 2347 was the IMHA bill to update the definition of mobile home park/manufactured housing community so that we could make accommodations for RVs and park models legally to be placed in our communities. Again, almost no one voted against HF 2347 in the House. The bill was referred to the Senate Judiciary Committee, not usually the appropriate committee for a bill of this nature. In the House, HF 2347 was assigned to the House Local Government Committee.

The vice chair of the Senate Judiciary Committee is Senator Tom Courtney. His goal is to stop all manufactured housing legislation with the goal of forcing IMHA to accept changes in the 60 days' non-renewal of lease provision in the landlord tenant law. Senator Courtney's strategy is that if the industry won't work with him, he will make sure that none of our legislation is considered in the Senate.

Money For Inspections

Our final legislation was to seek a \$100,000 appropriation to be sent to the building code commissioner to help defray the costs of the manufactured housing installation program. As many of you know, the state is losing money on the installation program.

Department of Public Safety Commissioner, Larry Noble, who oversees the building code department, is not happy with the loss of income in the inspection program. What happened is that the House approved the \$100,000 appropriation, and the Senate dropped the provision from its version of the final appropriations bill of the session.

Decision on Inspections

We do have a decision to make in the next few months as to what to do with regard to the inspection program. The state will continue to inspect the installation of new manufactured homes because the federal government requires this as a part of the state being the state administrative agent for HUD. However, the state does not have to inspect the installation of secondary sets of mobile and manufactured homes. The choices would be to allow the state get out of the business of inspecting the installation of used homes. Or we could encourage the state to stay in the business while trying to reach a consensus on what the charge of this inspection program should be. We think the cost would be about \$150 for an inspection. For some members, particularly those in rural areas, it's tempting to have the state out of the business because many homes would not be inspected at all.

Others would see the local governments filling the void at whatever price the locals determine to use.

The IMHA board will be making this decision. If you have a view on this matter, let your board member know, or contact the IMHA office.

Free Employer Posters

In the January newsletter, we advised that you could call the Iowa Workforce Development number and get required employment posters mailed to you, free of charge. That use to be the case, but it isn't anymore. However, you can still get what you need by going to the following website: <http://www.iowaworks.org/reqposters.htm>. This page shows the various posters available. Not all will apply to you. You can print out the ones you need and post them. There is no need to purchase them from outside vendors at high prices.

MH Village Reaches Milestone

MHVillage.com, the nation's #1 website for buying, selling and renting manufactured homes, announced on April 28th that its family of websites reached over one million unique visitors for the first time during the month of March 2014.

"This represents a significant milestone not only for MHVillage, but also for the entire manufactured housing industry," said Dan Rinzema, CEO. "Our continued growth in website traffic reflects the steadily increasing demand for the value and amenities offered by the manufactured housing lifestyle."

Based on the latest available population estimates from the United States Census Bureau, MHVillage reached over 1 in 250 adults in the United States

during the month of March. Of the 1,000,392 visitors, more than 50% of them were brand new to MHVillage. Each visitor views an average of 8.64 pages per session.

Founded in 2003, MHVillage is the most widely used and recognized website in the manufactured housing industry. Together with its family of affiliated websites, visitors can browse nearly 37,000 communities, over 2,400 retailers and search more than 27,000 listings for new and pre-owned manufactured homes for sale and rent across the United States.

In addition to providing a valued resource to potential buyers searching for manufactured homes and communities, MHVillage offers a wide range of services to home sellers and industry professionals, including 24/7 access to thousands of manufactured home buyers every day, top-ranking search results on the most popular search engines and market data and advertising solutions. In March alone, MHVillage provided over 100,000 sales leads to individual homeowners and professional sellers. "As pleased as we are with this tremendous milestone, we're not content to rest on our laurels," explained Rinzema. "MHVillage has much more in store in the year ahead for both buyers and sellers of manufactured housing."

New IMHA Members

P & S Rental
Phil Nisly
1216 Maple Avenue, Kalona,
Iowa 52247

Western Acres MHP
Paul Nolte
PO Box 1000, Carlisle, Iowa
50047

Oak Park, Parkside, Woodland
Acres
Russ Miller
PO Box 392, Kalona, Iowa 52247

Cole's MHP & Forestview
MHC
Cheri & Eddie Cole
1450 Laura Drive
Iowa City, Iowa 52245

Country Aire
Michelle Anderson
965 222nd Drive
Ogden, Iowa 50212

Grinnell MHP
Betty Baldozier, District
Manager...
Shirley Parrott, Community
Mgr
1510 First Avenue
Grinnell, Iowa 50112

Country Living
Brenda Roberts
67677 250th ST
Colo, Iowa 50056

Radio City Residential Co-
operative
Larry Reimers, Mgr
3848 E 14th, Des Moines 50313

Ponderosa Park
Frank Peeters, Property Mgr
3737 Telegraph Rd
Davenport, Iowa 52804

RRH Properties
Randy Hawes
2483 180th Ave
Donnellson, Iowa 52625

MHPAC

Soon, some of you will receive a solicitation letter about MHPAC. It will be our 33rd year of fundraising. It will be the 17th election that we've participated in. All elections are important. In January 2015, you'll either have Senator Jack Hatch or Governor Terry Branstad as Governor. That decision will affect you for a minimum of four years. The House and Senate races are very important as well. As noted earlier in this newsletter, with the exception of last year, IMHA has not been adept at passing legislation in the past four years.