



# Iowa Manufactured Housing Association

1400 Dean Ave, Des Moines, IA 50316-3938

515-265-1497

Fax: 515-265-6480

[www.iamha.org](http://www.iamha.org)

Email: [Joe@iamha.org](mailto:Joe@iamha.org) or [Becky@iamha.org](mailto:Becky@iamha.org)

Patty Pratt  
President

Joe M. Kelly  
Executive Vice President

Becky Kinney  
Office Manager

## TSUNAMI ELECTION

November - December 2016

Aside from the national results, Iowa voters made a big change: for the first time in 10 years (12 years, if you count the two years when the Senate was 25-25), the Iowa Senate has gone Republican. Six incumbent Democrats were defeated on November 8<sup>th</sup>. The Republicans now have a 29-19-1 advantage. There is a special election on December 27<sup>th</sup> in Davenport. Rep. Jim Lykam (D-Davenport) is expected to win the Senate seat left vacant when former Senator Joe Seng died. It's likely to be a 29-20 advantage, with Senator David Johnson having left the Republican Party to become an independent. Senator Bill Dix has been elected as Senate Majority Leader. In the House, Republicans picked up two seats and now have a 59-41 advantage. Rep. Linda Upmeyer has been reelected as Speaker of the House.

### Election Implications

IMHA and other interest groups will be at the Capitol with lots of pent up demand

for legislation. IMHA has seen most of its House passed agenda thwarted in the Senate. IMHA will be back with its Iowa Finance Authority revolving loan fund bill which had passed the House in three different years. We also want to change the law so that veterans can choose manufactured housing, placed in lease communities, as an option to the veterans' housing fund program. We will also be back with a new definition of what structures can be placed within mobile/ manufactured housing communities. We will also be pushing for an appropriation of \$100,000 so that the Building Code Department can hire an additional inspector. This is important because we don't want HUD to make a determination that Iowa isn't sufficiently supporting its installation inspection program. Iowa used to have three inspectors. Now we only have two.

IMHA is also having issues with DNR's water submetering position. Attorney Jonathan Wilson, some years ago, had

developed an alternative billing method which had satisfied the essence of the administrative rule, and DNR agreed. In recent months, DNR has changed its position, or at least one of its field representative changed the position. Kelly has had a couple of preliminary meetings with DNR Director, Chuck Gipp. Now the attorneys are being brought in. IMHA, along with Davis Brown attorneys, Jonathan Wilson and Jodie McDougal, will be meeting with DNR in late December. We will seek an internal remedy with DNR, hopefully moving back to where the previous interpretation was. If that can't be achieved, then IMHA will take a look at a legislative remedy.

### MHPAC

The Manufactured Housing Political Action Committee, MHPAC, has just completed participation in its 18<sup>th</sup> election. MHPAC was involved in 53 different legislative races in this election cycle. We were with the winners in 51 of those contests. That's a great percentage for wins. However,

we know it's difficult to get to 100%. There are always upsets in elections. We stay loyal to legislators who have supported us, even when we suspect that the legislator might have difficulty winning reelection.

Our political action program exists only because we have members who are aware of its importance. Legislators can't be helpful if they can't retain their seats. Legislators can't retain their seats if they can't raise sufficient money to run a strong campaign. IMHA's board of directors, back in 1982, realized that an organized effort to raise money, by means of a political action committee, was a necessary step for the advancement of IMHA's legislative agenda. 41 IMHA members, in 2016, made a monetary contribution to MHPAC. Here are those members who contributed \$19,800 to MHPAC and \$5900 to our 527 fund. The latter account can give money to candidates who have a 527 account. This account can spend money only on issue advocacy, and not to a personal PAC account. We thank the following 41 IMHA members: Kevin Alberhasky, Ken Brenton, Charlotte Brown, Todd Burds, Monte Burrell, Dave Cunningham, Lori Dahlen, Golfview Investors, Curt Erickson, John Fay, John Ferring, Mike Flummefelt, Cletus Gerardy, Peter Gillin, Doug & Lisa Grief, Curt Hames, Barbara Hames, Troy Hames, J.L. Jones, Lowell Junkins, Tom Kennedy, Ed Kinkade, Neil Kurzner, Roy Markwardt, Johnny Peart, Bill Peters, Joel Ravitz, Tim Reida, Dave Ripley, Kim Sharp, Perry & Jane Schoff, Linda Scalf, Paul Shook, John Sibley, Alan Smith, Ron Struble, Rebecca Terrazas,

Frank Weeks, Fred Williams, Winnie Williams, and Joy Wulf.

## Strong September

Iowa retailers ordered 76% more manufactured homes in September than they did last September. This percentage of increase ranks 4<sup>th</sup> best in the U.S. It's 37 homes compared to 21 in September of 2015. For the first three quarters of 2016, Iowa retailers have ordered 356 new HUD code manufactured homes, a 56% increase over the same period in 2015, when only 228 homes were ordered. The 56% increase for the first nine months is the second best in the U.S. following the leader, Connecticut. For the year, 73% of the orders have been single sectioned homes.

## Lease With Option to Purchase

Those of you who are on the IMHA email list for newsletters and other information have already received the memo and forms from the Davis Brown law firm on how to use the selling method of lease with option to purchase. This particular set of documents, drawn up by Davis Brown, has been approved for use in Iowa by the Iowa Banking Superintendent. Using this method exempts you from needing a mortgage loan originator's license. If you receive this newsletter by regular mail, contact IMHA if

you would like these documents.

## Annual Meeting

It was the best attended annual meeting since the 50<sup>th</sup> anniversary meeting of 1997. Ninety members attended the 2016 meeting. We had five presenters, all of whom had valuable information for the attendees: Frank Rolfe, Spencer Roane, Pam Danner, Don Grove, and Jodie McDougal. We have copies of the power point presentations from all speakers except Grove. If you'd like a copy of any or all these presentations, contact IMHA. Those on our email list have already received this material.

IMHA thanks the following companies for their sponsorship of the meeting.

**Platinum** – RV Horizons and Yes Communities

**Gold** – Schult Homes and 21<sup>st</sup> Mortgage Corporation

**Silver**

Arthur J Gallagher, Brenton Communities, Davis Brown Law, Fairmont/ Harmony Homes, Highland Homes, Mid Country & Commodore Homes, Skyline Homes

**Bronze**, Western Hills

## 2017 Annual Meeting

IMHA annual meeting will be held November 12<sup>th</sup> and 13<sup>th</sup>. The meeting will be held somewhere in Des Moines TBD.