



M.A.D. NEWSLETTER

Make a Difference

Delaware Manufactured Home Owners Association (DMHOA)

DMHOA NEWSLETTER RE-IMAGINED

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Welcome to the M.A.D. Newsletter. M.A.D. is short for Make A Difference. The M.A.D. news will be a biannual publication.

We are asking all Manufactured Homeowners on leased land to strive to Make A Difference not only in your own life but at least one other person's life. We have over 50K manufactured homeowners living on leased land so just imagine if we just touched one new person each and every day, we would be a mega-huge special interest group to be reckoned with.

This Newsletter will provide updated news and information that affect us and our quality of

life. We have many laws and regulations that need changes/updates on local, state and in some cases a national level. We, the people in manufactured homes on leased land need to be more involved in the daily issues with in the communities that reside.

I have a challenge for each of you.

1. Do you have the title for your home and does it reflect your name as the owner?
2. Do you have your Lease?
3. Do you have your Community Fee schedule and the rules/regulations?

4. Do you have a copy of the Title 25, Delaware Landlord/Tenant Code?

If you have these, please read them and jar your memory as to what you agreed to when you purchased your home.

SPECIAL POINTS OF INTEREST:

- Re-Imagined Newsletter Format

DMHOA GENERAL MEMBERSHIP MEETINGS

DMHOA meets monthly on the 4th Monday of each month. The meetings are held at the Angola Beach Estates Community Center, 22971 Suburban Blvd., Lewes, DE 19958.

The doors open at 6 p.m. and the meeting begins at 6:30

p.m. We are usually finished by 8:30 p.m.

Periodically, we have a HOA Presidents meeting prior to the General meeting and this will be announced on the DMHOA website (www.dmhoa.org) and the Del-

aware Manufactured Home Owners Association Facebook page.

Please make every effort to be in attendance so you can stay informed.





ZeMod Delaware the Future for Energy Efficient Homes

Milford Housing Development Corporation in collaboration with the Delaware Sustainable Energy Utility announced the creation of the ZeMod Delaware. A new, Zero Energy modular home program, with an emphasis on affordability.

"This project is probably on the tip of the spear as far as energy efficiency. This home produces as much energy as it uses and it does that thru a few systems." Said Roger Collison from Beracah Homes, who are building the homes.

The program is designed to replace manufactured homes or mobile homes with modular homes. They will improve durability, sustainability, and affordability of housing in Delaware.

"I see this as another tool to make sure that, it is not just affordable today but it is sustainable in the future." Said Director of Delaware State Housing Anas Ben Addi.

This innovative program will leverage existing Delaware affordable housing activities as well as private and public

mortgage capital. ZeMod homes are expected to be extremely energy efficient with the anticipated average energy costs of only \$100 a year.

The program offers homeowners energy efficient incentive grants to buy down incremental cost of energy efficiency features. All homeowners are eligible for this assistance, regardless of income. In addition, down payment assistance grants are being offered, based on income.

Have you prepared for end-of-life wishes?

Have you prepared for end-of-life wishes? The documents needed include a durable power of attorney, a living will and a will. Have you done estate planning and shared this with your family. (free downloadable documents on the internet). You should provide a copy and location of these docu-

ments with your family.

Along with these documents, you should have your home title with a family member's name. They can be on the title, but not the lease.

By taking these important steps, you can relax and enjoy this stage of your life with an easy heart. So,

take this Big Step and **get it done.**

PENDING 2017 STATE SENATE & HOUSE BILLS

SB 23 - This Act establishes a formula for rent increase based on capital improvements and clarifies that community owners may recoup certain capital costs as increased rent without increasing base rent in perpetuity.

SB 47 – This Act requires conditions of the right of first refusal when a community is has been placed up for sale.

DMHOA supports these Senate Bills and wants a **YES** vote from the State Legislature. Please make your voice heard to your State Legislators.

DELAWARE LAUNCHES STATEWIDE EMERGENCY HOUSING REPAIRS PROGRAM

The Delaware State Housing Authority has put \$600,000 in state funds towards the new Delaware Statewide Emergency Repair Program.

The program is a public-private partnership with the Milford Housing Development Corporation, who will administer the repairs. Qualifying repairs are those that threaten health or safety, such as a broken heating system in the winter, a leaking roof or hazardous electrical issues. DSHA Director Anas Ben Addi says this new program streamlines the

process, as all repairs will go through the Milford Housing Development Corporation. In the past, constituents had to call different numbers and services varied across the state.

Those eligible for the program include homeowners who have lived there for at least one year, and who meet certain income guidelines. Interested applicants should contact the **Milford Housing Development Corporation** at 302-491-4010 or 844-413-0038 where staff will help determine eligibility.

Each repair will be capped at \$7500 and at least \$100,000 will be designated for manufactured or mobile homes. Delaware Governor John Carney says, "The funds help ensure all Delawareans get the help they need."

"When you think about the people that we serve, they don't care about what agency is doing it," he says. "They just want their problem fixed. So, this is an opportunity to rethink the way we deliver services to our state."



PENDING 2017 LEGISLATIVE ACTIONS

There are State House & Senate Bills that affect us that are working their way through the 2017 Legislative process. The DMHOA representatives are working with State officials but we don't feel

that our voices are being heard. The voices and wallets of the Landowners seem to be having more impact.

We must now stress our opinion to our State representatives to ensure that we

are heard and that it is understood by the State representatives that we have voting power and will use it. This can be done via telephone, email, or letter.

We must show our State Legislatures that we have voting power. Visit <http://legis.delaware.gov/> AllLegislation

HB 131 - The community owner must deposit disputed rent increases in an insured escrow account and provide location to DMHRA and the CPU

of the Attorney General's Office.

HB-44 – The Landlord will be provided a copy of the title of the tenant's title upon the initial rental and renewal.

DMHOA supports HB 131 and wants a **YES** vote from the State Legislature. DMHOA **DOES NOT** support HB44 and wants a **NO** vote from the Legislature. Please make your voice heard to your State Legislators.

**D e l a w a r e
M a n u f a c t u r e d H o m e
O w n e r s A s s o c i a t i o n**

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We are on the Web @
www.dmhoa.org

All Volunteer state advocate serving the people of Delaware.



MISSION STATEMENT: To educate and inform our members, our public servants, the general public and to work for legislative and legal remedies to protect and strengthen the rights of everyone who lives in manufactured housing on leased land in the State of Delaware.

The all-volunteer Board and County representatives work diligently to ensure that all Communities are represented in a professional way. The dedication and diligent work of these representatives ensures that your voices are heard and that appropriate actions are taken for your safety and security.

HELPING HANDS REQUEST



Are you a "Helping Hand"?

DMHOA is an all-volunteer group working to assist all that reach out. Our Board is stretched very thin. Most communities are experiencing minimal difficulties but when the complaints increase, they are usually in groups.

Currently, we have one county representative, Mr. Leonard Sears, who has worked

with this organization for many years. Most members of the Board are holding down jobs and/or are on the board of their HOAs. Our current President, Bill Kinnick is juggling quite a few things i.e. attending meetings up and down the State, meeting and working with State Legislators, and building our membership by assisting new

community HOA to get established. There are just not enough hands and hours in the day.

We are asking that all the members of DMHOA examine their hearts and step into the breach to assist. It will only be a matter of time when those carrying the Organization will be burnt out and our efforts to protect everyone will fail.

