

ROD COMMITTEE UPDATE TO RESIDENTS — FEBRUARY 01, 2024

The ROD Committee: John Hansen, Serena D'Arcy-Fisher, Alan Gump, Dave Tetta, Jay Shelfer or Mary Currie.

This is intended for MVMCC residents only. Please do not share outside the Park.

What's Happening with Park Ownership?

Important Note: First, no decision on any option for Park ownership will be made without a vote of residents. Second, it will take several months to get to a recommended decision and the timing cannot be determined yet. Third, the ROD Committee and PAC Board are committed to realizing our goal of remaining an affordable low-income and secure senior community.

UPDATE — on ROD Committee Activities

The Resident Ownership Discovery Committee (ROD Committee) researched and evaluated several ownership options for the Park. The ROD Committee used two key benchmarks to assess options: overall cost and the ability to maintain the Park as an affordable, low-income, and secure senior community. After examining several options (*see page 3, Other Options*), the ROD Committee found the option of becoming a nonprofit Limited Equity Housing Cooperative (LEHC) to be most aligned with meeting the goal of remaining an affordable, low-income, and secure senior community. You can learn more about ROC USA and resident ownership at rocusa.org.

ADVANTAGES — of Self-Ownership as a Non-Profit LEHC (Limited Equity Housing Cooperative)

- Expert Technical Support from ROC USA and CCCD:** It is not a simple task to become a resident-owned LEHC park. The expert technical support from two non-profit organizations, Resident Owned Communities USA (ROC USA) and the California Center for Cooperative Development (CCCD), are a significant factor in our choosing the LEHC pathway. ROC USA and CCCD staff have extensive-in-depth knowledge of the legal, financial, and community-building work that will need to be carried out as we move to become self-owned. You can learn more about these organizations and their work at rocusa.org and cccd.coop.
- Proven Track Record:** ROC USA and CCCD have a proven track record in assisting communities like ours in becoming self-owned. ROC USA has successfully assisted 317 communities nationwide to become well-managed and resident-owned communities; **they have a 100% success rate** (rocusa.org/meet-the-communities). CCCD, a CA nonprofit, serves as a certified technical adviser to ROC USA. They work with ROC USA to assist communities in

CA to become self-owned, which helps us because CCCD understands CA law. ROC USA and CCCD have worked with a community in Mendocino and with two other communities nearing the final stages of becoming resident owned, and they've assisted two of these in successfully obtaining MORE grants.

3. **Realistic and Quickest:** Largely because of the expert support, the ROD committee believes that the LEHC option is the most realistic and quickest opportunity for us to realize the goal of remaining an affordable, low-income, and secure senior community.
4. **Documentation and Planning:** ROC USA provides the necessary documents approved for use in CA. They have strong skills in mobile home park operations and budgets (operating and capital). The ROD Committee plans on working with them to develop a preliminary financial assessment of the impact of becoming self-owned and how residents' rents may be impacted.
5. **Funding Options:** As a nonprofit LEHC, funding options for Park acquisition and future Park improvements such as grants and loans with favorable funding terms are more readily available.

ATTEND — PAC Board Meeting February 6, 2024

For the ROD COMMITTEE to continue researching the most viable option leading to becoming a resident-owned community as a non-profit LEHC, the ROD Committee is asking the PAC Board to affirm continuing in this direction. At the February 6 regularly scheduled PAC Board meeting, the ROD Committee will ask that the PAC Board:

- a. AFFIRM support for the ROD Committee to continue to work with ROC USA and CCCD toward becoming a resident-owned nonprofit LEHC.
- b. AUTHORIZE the ROD Committee, working with the Communication and Outreach Committee, to begin a Community Information Program to keep residents informed about the details involved in becoming a non-profit LEHC.

INFORM — Community Information Program Is Key to Keeping Residents Informed

To keep residents informed as the LEHC process unfolds, the ROD and Communication and Outreach committees are planning more Community Workshops and will produce more Resident Updates. A Community Workshop is being planned now for sometime in February. The workshop format is the best forum for residents to be informed and have questions answered about the LEHC ownership option. We encourage residents to bring their questions to the February 6 PAC Board meeting. You can also email Mary Currie at ggbmedia@yahoo.com.

OTHER OPTIONS — Ownership Options Evaluated

ROD Committee researched several other ownership options:

- Self-ownership as a Mutual Benefit Corporation. This path has been set aside for now because of several concerns. It requires a high initial investment per household. Grant funding is less easily available. Creating a legal framework for this option involves more uncertainty and greater attorney involvement. These drawbacks could jeopardize our goal of creating an affordable low-income community.
- Ownership by a Land Trust. This model has been set aside for now as significant unit resale restrictions are involved. We would also experience a loss of autonomy as the new park board would include some non-residents.

STATUS — of State of California MORE Grant

The MORE Grant program has been mentioned at several Park meetings. The application for this grant requires a Letter of Intent to Sell from the City and a negotiated price – we have neither yet. If the June 30, 2024, deadline to apply is not met, other funding options can be explored.

TIMELINE — of Actions Regarding Park Ownership Since August 2023

August 1, 2023 — PAC Board Meeting: After the City of Novato's decision to not go forward with the sale of MVMCC land in August 2023, the PAC Board created the Resident Ownership Discovery Committee (ROD COMMITTEE) to explore several resident ownership models.

September 11, 2023 — PAC Board Meeting: ROD COMMITTEE provided an analysis of ownership options reviewed. It is [available here](https://marinvalley.net/2024/01/25/ownership-options-analysis-9-25-23/):
<https://marinvalley.net/2024/01/25/ownership-options-analysis-9-25-23/>

December 6, 2023 — Community presentation on LEHC ownership option from ROCUSA and CCCD: The ROD Committee organized a Zoom presentation from two nonprofits, ROC USA and CCCD, that work together to help communities like ours become resident-owned. The presentation focused on the Limited Equity Housing Corporation (LEHC) model for resident ownership. Watch it on our YouTube Channel [here](https://youtube.com/@marinvalley6258/videos):
youtube.com/@marinvalley6258/videos or read about it in the January *Echo*, pages 6 to 9.