



## BIG CHANGES FOR AAMHO!

The Arizona Association of Manufactured Homes (AAMHO), which also includes owners of RVs and mobile homes placed on rented land, has made some HUGE changes in 2024! AAMHO has around 70 paid-up households in Viewpoint, but represents ALL of us at the Arizona State Legislature, working hard with our lobbyist, Dana Paschke, to get laws passed that support the needs of our members. ROVA contributed \$2000 to AAMHO last year and all ROVA board members are also AAMHO members. We need more Viewpoint members – 70 out of 2400+ is pretty sad, considering how we ALL benefit from what AAMHO has done and continues to do.

FIRST, a bit of history... Several years ago, AAMHO sold the small office they owned in Tempe and invested/banked the funds so that we could keep the organization in the black. Although our only expenses at the beginning of 2024 were our lobbyist, our office manager who worked out of her home and miscellaneous office expenses, the AAMHO Board of Directors realized that we were continuing to draw down our funds and needed to make some big changes. Our new AAMHO President, DeAnna Moreau, obtained the free services of Vitalist, an organization that helps analyze non-profits and makes suggestions on how to improve their operations. After a few months of research, this group gave us a final report with ideas to streamline and update many of our organization's processes, which included updated logos.

CHANGE 1 – AAMHO's website and newsletters and the software used for accounting and record-keeping all needed to be updated and streamlined. The old systems we were using were antiquated and sucked up our office manager's time, and were not effective. Art Soria, an AAMHO Board member, volunteered to use his tech skills to help analyze and set up new ways to do the accounting and record-keeping, as well as to make some updates and improvements to the website and to incorporate our new logos and artwork.

CHANGE 2 - AAMHO decided to replace our full-time office manager with volunteers and paid personnel who could do the various tasks required so that we were down to paying only one full time salary, for our lobbyist. This was a huge cost savings and will keep us able to operate in the black for years to come.

CHANGE 3 - AEMPRO is the "sister organization" to AAMHO, a 503-C organization that can accept tax deductible donations, and that provides education to mobile homeowners and park managers on the Arizona Mobile Home Landlord Tenant Act. Both boards realized that we needed to create more separation between AAMHO's and AEMPRO's operations and so we now have very little overlap between the two groups in our financial and decision-making processes and a member can no longer sit on both boards. These changes will hopefully make it easier for AEMPRO to qualify for grant money to nonprofits.

CHANGE 4 – AAMHO has a new Facebook page that is regularly updated with important and useful information for members, <https://www.facebook.com/AAMHO.2024>. Please follow this page, whether you have joined AAMHO as a member or not. You will learn lots!

Please support our work at the Capitol in Arizona by joining AAMHO, whether you live here full time or part time. We represent YOU! \$35/yr or \$60/2 yrs. at [www.aamho.org](http://www.aamho.org). You may also stop by #2820 and sign up with ROVA's AAMHO Board rep, Kath Noble, (206)380-5597.

#### SUMMARY OF WHAT AAMHO CAN AND CANNOT DO TO CONTROL RENT INCREASES IN AZ By AAMHO President, DeAnna Moreau, taken from AAMHO Facebook page

To be sure, we all know the rents continue to escalate. We are right alongside of you as we are all volunteers and live in MH/RV parks also. Here in Arizona we are restricted by the 2006 Arizona Proposition #207, affectionately called "The Private Property Rights Protection Act." But, that doesn't mean it protects you and me.... rather the property owner. [https://en.wikipedia.org/wiki/2006\\_Arizona\\_Proposition\\_207](https://en.wikipedia.org/wiki/2006_Arizona_Proposition_207)

The PRRPact states " requires the government to reimburse land owners when regulations result in a decrease in the property's value...." and.....any land use law enacted after the date ..... "such action reduces the fair market value of the property the owner is entitled to just compensation."

By definition, a RENT CAP/RENT STABILIZATION [law] would "reduce the fair market value of the property the owner is entitled to just compensation." It is AGAINST THE LAW in the State of ARIZONA to enact a rent cap/rent limit/rent stabilization. There have been 7 house bills presented over the years and they fail miserably!!

It is NOT that AAMHO would not like to help each and every one of you....300,000 folks to be exact....put a STOP to ever increasing rents. We and our lobbyist are doing everything we can to address the issues we are all dealing with right now. But it is not that simple! We spend our time educating residents in the existing laws, Mobile Home Landlord Tenant Act, and we also teach the Managers Certification classes. Yes, we teach the managers because we feel their knowledge of the MH LTA is vital for all of us to work by the same rules.

Please read about this proposition and join us in our efforts to enhance the lives of those who reside in MH/RV across the entire state. Become part of the solution.....Education is Power!