

Drag this link onto your Home button to make lakeconews.com your Home Page.

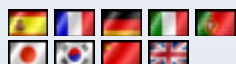
LAKE COUNTY NEWS

Hughes trial may

- Home
- Calendar
- Discussion
- Gallery
- FREE Classifieds
- Business Directory
- Contact Us
- FAQs
- Subscribe

Good Evening!

Choose language



Sections

- Obituaries
- Community News
- Police Logs
- Business News
- Veterans
- Education
- Commentary
- Letters
- Arts & Life

Username

Password

Remember me

[Lost Password?](#)

No account yet? [Register](#)

Games

- ▶ Arcade
- ▶ Sudoku

Contributors

- Janis Paris
- John Lindblom
- Emily Silva
- Gary Peterson
- Harold LaBonte
- Robert Riggs
- Lawrence M Spears
- Dante DeAmicis
- Thurman Watts
- George Dorner

Board: Manufactured housing disclosure stands

Written by Elizabeth Larson

Wednesday, 14 November 2007



LAKE COUNTY – The Board of Supervisors decided Tuesday to let stand an ordinance passed last month that requires manufactured home dealers give legal rights disclosures to homebuyers.

Community Development also takes measures

In addition to what's happening with the county's manufactured homebuyers disclosure ordinance, the Community Development Department is implementing additional measures on behalf of manufactured homebuyers, said Community Development Director Rick Coel.

For many years, the county has been using a generic inspection record card when inspecting homes. Now, Coel said, they have two specific cards, one for stick-built homes and one for manufactured homes.

"We've broken it out for a couple of reasons," said Coel.

On one hand, it lets owners know they're getting a specific type of inspection, he said. A second reason is to remind the inspector of the different task they'll be doing.

The department also has a highly detailed, 10-page brochure from the California Manufactured Housing Institute which will be given to manufactured homebuyers, Coel said. "We're going to use that, and we may adapt it a little bit."

The brochure tells people what they're responsible for during the purchase, and questions they should ask, Coel said. "We'll be handing those out when we issue permits."

As a result of a board resolution passed Tuesday, Community Development also will hand out a one-page disclosure form on legal rights at the time of granting manufactured home installation permits, Coel said.

Related Items

- [Board approves disclosure notice for manufactured home buyers](#)
- [State challenges county's manufactured home disclosure ordinance](#)
- [Board delays withdrawing manufactured home disclosure ordinance](#)

Forecast

Tomorrow:
Mostly Cloudy
64°F | 44°F

Friday: Mostly Cloudy
62°F | 46°F

Current Conditions:

Fair
70°F

US Weather Service Data

[7 day forecast...](#)

Calendar: click on a date to submit an event

« November 2007 »						
S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

[>View All Authors](#)

"It's more information for the owner, it doesn't have any real teeth in it," he said. "It is a good attempt to notify folks and provide additional warnings to property owners on what they should be aware of."

Coel said his department hears about manufactured home problems occasionally, with homes settling after installation and site drainage tending to be issues. Many times drainage comes up after the fact, said Coel, and sometimes it results from people modifying the home site after installation.

– **Elizabeth Larson**

The board passed the ordinance Oct. 2, which calls for dealers to give buyers a one-page disclosure about their legal rights prior to signing a final purchase agreement or closing escrow.

Local manufactured homebuyers brought the issue to the board, citing their own difficulties with proper installation and faulty home construction, as Lake County News has reported.

The state's Department of Housing and Community Development's Division of Codes and Standards notified the county in a letter dated Oct. 15 that they believe the ordinance is invalid because state law governs manufactured housing sales and disclosures.

The board put off a decision at its Nov. 7 meeting until this week, when Supervisor Rob Brown – previously absent – would be back to weigh in.

Supervisor Denise Rushing, who brought the disclosure ordinance to the board originally, said despite the state's claims about legal ramifications, she still wants to make sure homebuyers have a clear, concise document in their hands at the right time.

During a recent meeting with state Sen. Patricia Wiggins, the ordinance came up, and she said Wiggins said if the county didn't agree with the state's stance they should challenge it.

Rushing said she's trying to set up a meeting with state officials to discuss the ordinance, on which she wasn't willing to give up. "I still maintain we should keep the ordinance that we have."

She also supported accepting a new resolution drafted by County Counsel Anita Grant that directs the county's chief building official to give a one-page legal rights disclosure to

the owner of a manufactured home when they apply for an installation permit.

"I don't think one would preclude the other," she said.

Supervisor Ed Robey agreed. "I think we should leave the ordinance in place. I think we should pass the resolution, too."

He said the only flaw in the ordinance is that it only applies to dealers in the county. Robey, like Rushing, said he wanted to pursue the matter at the state level.

As he did last week, Robert Angel, president of the California Manufactured Housing Institute board, spoke against the ordinance. Angel's company, Angel and Associates, is the second largest manufactured housing retailer in the state, with two locations in Lake County, Lake County Manufactured Homes in Lower Lake and Modern Manufactured Homes in Lakeport.

He said dealers and manufacturers already have many restrictions and disclosures to ensure performance.

Angel said the new resolution before the board Tuesday was a "step in the right direction." However, he added, "It's still unfair to the manufactured housing industry," and should be extended to other housing as well.

Supervisor Anthony Farrington asked Angel why he considered the disclosure a burden to retailers. Angel replied that dealers already have 20 disclosures they're required to make, and he feels that information is already being disclosed.

Besides, if rules are set up on a county by county basis, he said, it becomes more difficult for companies operating across larger areas.

The California Manufactured Housing Institute is advocating on these issues, and is currently adding two new disclosures to those required for manufactured homes, said Angel. He said the institute may be willing to take on this issue as part of its advocacy, but said the county's ordinance wasn't being taken up in the right forum.

Brown disagreed with the contention of a burden for dealers. "This is not additional, it's just clearer," he said.

Angel maintained that it's discriminatory against local dealers. Brown replied, as a consumer, he would prefer plain talk from a local dealer. He added, he didn't have a problem giving a disclosure for any building permit, whether it was for a manufactured home installation or a stick-built home.

Angel said that, at last week's board meeting, he offered the board an example of a disclosure that the California Manufactured Housing Institute is doing that is more inclusive than the county's ordinance.

"I'm not against disclosure by any means," he said.

Janis Paris of the Lake County Manufactured Housing Citizens Group showed the board a standard contract for buying a manufactured home, four pages of small type that buyers have to read in the last hour before signing all of their paperwork.

"Buyers are again and again surprised that they don't have

any representative in this transaction except the county," said Paris, who is one of several local homebuyers engaged in a lawsuit against several manufactured home dealers, including Angel's company.

Rodney Usher, president of Baughn and Cameron Manufactured Homes – which has offices in Ukiah and Lower Lake – spoke to the board about the need for uniformity. Usher said he had a problem trying to comply with two sets of rules – those from the state and those from the county.

Robey said the county would happily rescind its ordinance if the state made its rules clearer. Usher agreed that addressing the rules at the state level was appropriate.

He also said that the rules don't apply to out-of-county dealers, an assertion with which Brown took issue.

Reading from the ordinance, Brown said it applied to anyone operating in the county's unincorporated areas. Usher argued with him on the point, concluding that the subject is a "quagmire."

Said Rushing, "There's a whole bunch of things that ought to be done, and this is the easiest."

She said she doesn't understand why dealers aren't already using clearer disclosures. "I don't understand why this isn't already happening," she said. "I don't know why you wouldn't do this everywhere."

Usher responded that he supports the idea, but remained concerned about different sets of rules.

Robey offered the new resolution on giving the disclosure at the time of issuing the installation permit, which the board approved 5-0.

The board took no action to rescind the disclosure ordinance, which the state had disputed. As a result, Grant said it will go into effect this month.

The board must next deal with the state, said Board Chair Jeff Smith.

E-mail Elizabeth Larson at elaron@lakeconews.com.

[Discuss this article on the forums. \(0 posts\)](#)

Elizabeth Larson About the author:

Articles by this Author:

- [National Forest snowpack dwindles](#)
- [Blue Shield pulls HMO out of Lake County](#)
- [War supplemental bill gets 'no' from Thompson](#)
- [Controlled burn takes place above Lucerne](#)
- [Car reported in lake Monday night](#)


[View all articles by this author](#)

[Comments](#) [Add New](#) [Search](#)

 James - **At last** Registered | 11-14-2007 06:12:36

we have someone with a back bone. Those four males knew the problem six years ago and did nothing except allow the abuse of citizens in Lake county by the


allow the abuse of citizens in Lake County by the Manufactured housing industry and contractors. They were so busy lying and covering up the lies, if they took action it would have exposed the malfeasance of employees and themselves. This came about because we,us did not hear the crys nor did the male supervisors. Good Show Janis Paris and supervisor Rushing.

 **smurf - an even break** Registered | 11-14-2007 10:54:43

these bandits have operated here for far too long without anything being done by the county or cities, they will get away with as much as they can unless people like Rushing step in. Isn't everything better without gary lewis? Every week that point is made clearer, we are lucky to have Denise working for us.

 **James - Remember** Registered | 11-14-2007 11:23:52

those reprobates allowed the citizens to be used by the manufactured housing industry and contractors. So lets not loss sight they that were payed to oversee were derelict to their duty. The male supervisors of Lake county.


 **fastleft - Do you think?** Registered | 11-14-2007 14:03:51

Sounds like anybody that has bought a manufactured home in lake county, just hates the dealer,contractor and the home. Its seems to me that with all the bad press in the paper that B.O.S meeting would have been packed with pissed off people.I only noticed about five or six.I have lived in a Golden West Home bought local for 12 years with very little problems.Local contractor installed home & foundation.

Nice guy, so was the dealer.The F250 supercab 4x4 i drive now cost me almost as much as my home did?

 **Donna Christopher - Up to Speed** Author | 11-14-2007 15:46:42


fastleft? there have been a couple of hearings and there have been many pissed off people in attendance. Some were only able to phone their supes. The Supes have heard from their peeps, yesterdays hearing was a sausage making event. The hearing was on the language of the disclosure - it has already been established that there are installation problems that can be devastating to some. I don't recall anyone one ever saying at any hearing that ALL homes are improperly installed. And really now, if you got stuck with a crappy house improperly installed and no recourse I'm betting you would be a pretty unhappy camper. I'm happy your happy in your house, now how about some compassion for those who are paying for a place that is inhabitable. And don't get me started on the inspectors, when one came to sign off on my duct work, he looked at me and said 'If I want to see ducks, I'll go to the park' and signed off on something he never looked at. No, I didn't get a pro-rated refund on my building permit.

 **James - So pleased** Registered | 11-14-2007 16:20:10

your not one of us and no I don't think all manufactured homes or contractors are dishonest. There is never a

absolute with anything. But with all due respect your observation is as a iceberg you see only a small part, the rest is with those that have been abused. There are lemon laws for vehicles, they exist not because all auto dealers were dishonest no some choose to have no scruples. The same is true now some choose to be dishonest. so I thank you for your comments and it was to bad we were not lucky as you.

We are not complaining so we can be malcontents, I was wronged and that is why I'm a malcontent.

 fastleft - **I think** Registered | 11-14-2007
not 18:35:50

The money I saved on my manufactured home verses stick built allowed us to send our kids to a private school, it most likely saved us from having a sub prime loan(we spent alot on our property) Its not perfect by any means, I am going to have to have a new roof installed soon and re paint, but then it is almost twelve years old. It allowed us to buy ten acres of land to give us the privacy we enjoy everyday. There is no way we could afford what we put together in a stick built or even a kit type home, and all with the help of a local dealer and contractor. I know there are might be bad dealers and bad contractors in this county. Our neighbors also bought a home form the same dealer we did, but they are not happy at all. The wife and I are! What some find to be crappy might be a castle to others. I see hundreds of new or close to new manufactured homes in lake County and just cant beleave nine out of ten are crappy or one out of four have serious problems (record bee/ miss Paris) I do not deny that some may have been lied to or cheated. But we where not and are very happy with are home , contractor and dealer.

Only registered users can write comments!

Last Updated (Wednesday, 14 November 2007)

[< Prev](#)

[Next >](#)

[\[Back \]](#)

© Lake County News 2006, 2007 lakeconews.com