

## THE MOBILIZER

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## Nuts and Bolts: Cooperative Training Day

On Saturday, May 9th, residents of cooperatively owned mobile home parks from around the state gathered together to spend the day networking, eating, and learning skills to strengthen their cooperative communities. Attendees engaged in workshops such as: Making Sense of the Legal Stuff and Handling Difficult Conversations with Grace. Of course, there was also plenty of time for fun! Participants had the opportunity to swap stories and reflect on the both the challenges and perks of resident-owned housing communities while enjoying an ice cream social.



Photo Credit: Michelle Sayles

## New Legislation: Takes Effect July 1, 2015

### ENFORCEMENT: PENALTIES

The VT Department of Housing and Community Development and the Vermont Attorney General or State's Attorney has the ability to enforce violations of mobile home park law (Chapter 153) through one of the following mechanisms: 1) administrative penalties up to \$5,000, or 2) bringing civil action for damages or injunctive relief.

### HABITABILITY: ROADS

Park road conditions that do not ensure emergency vehicle access are considered a noncompliance that affects health and safety. The law however, does not require a park owner to create a new road or modify an existing road in a park.

### ABANDONED HOMES

The new law adds a new condition in which a mobile home in a park may legally be considered abandoned. A mobile home is considered abandoned if the owner of a mobile home has been evicted from the park and the owner has failed to move or sell the home within three months after the execution of the writ of possession.

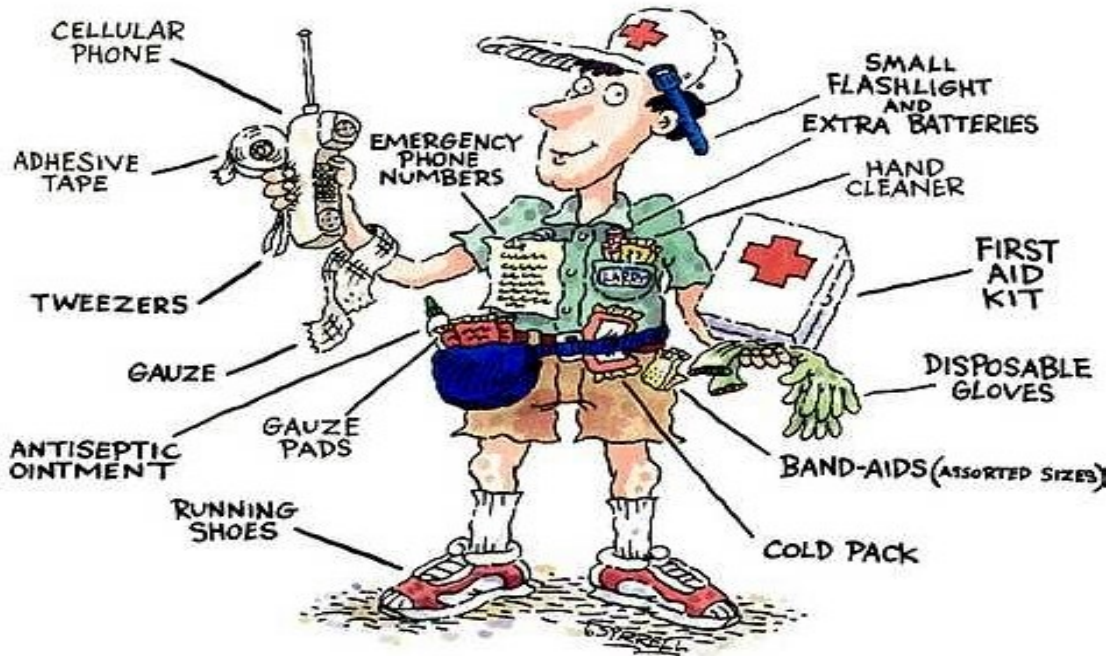
### EVICCTIONS

The new eviction language states that an eviction judgment order must state that: 1) the leaseholder shall sell or remove their mobile home within three months (or period ordered at the court's discretion) of the execution of the writ of possession, 2) the leaseholder is responsible for lot rent until the mobile home is sold or moved from the park, and 3) the park owner must serve notice of eviction proceedings to the leaseholder and any known occupants in the home.

### PROPERTY OF TENANT REMAINING ON PREMISE AFTER EVICTION

In the case of an eviction brought according to mobile home park law (Chapter 153), a landlord may dispose of any personal property remaining on leased premises without notice or liability to the tenant or owner of the personal property either: 1) 40 days after a writ of possession is issued for failure to pay rent into court, or 2) once the landlord has been legally restored possession of the leased premise, whichever is later.

# Be Smart! Be Prepared!



## Do you have an **EMERGENCY** Plan?

Interested in **FREE**  
**Emergency Planning Workshops?**

*CVOEO's Mobile Home Program and faculty of UVM's Dept. of Community Development & Applied Economics are offering*

**FREE Emergency Preparedness Trainings to mobile home communities!**

**We come to you! We schedule at your convenience. There is **no cost!****

**But there will be FUN and SNACKS!**



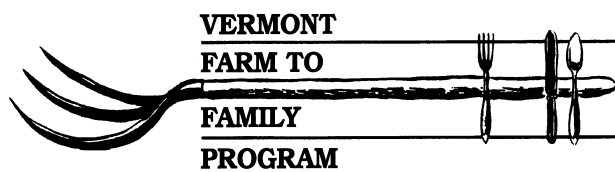
Call Anna to learn more:  
(802) 660 - 3455 ex. 110

# Vermont's Community Action Agencies

Community Action Agencies are private nonprofit organizations that were established under the Economic Opportunity Act of 1964 to fight America's War on Poverty. Vermont has five Community Action Agencies that work toward increasing the self-sufficiency of Vermonters, strengthening Vermont communities, and eliminating the causes and symptoms of poverty. They do this by giving people the knowledge, tools, and support to break the cycle of dependence, while working to find solutions to the deep-seated problems of poverty, by empowering and collaborating with those whose lives are affected by it daily. These goals are achieved through various programs including **Fuel and Utility Assistance, Head Start, Weatherization, Free Tax Assistance, Thrift Stores, Food Shelves, Microbusiness, and a variety of other platforms.** Contact your local community action agency for more information on programs and resources specific to your region.

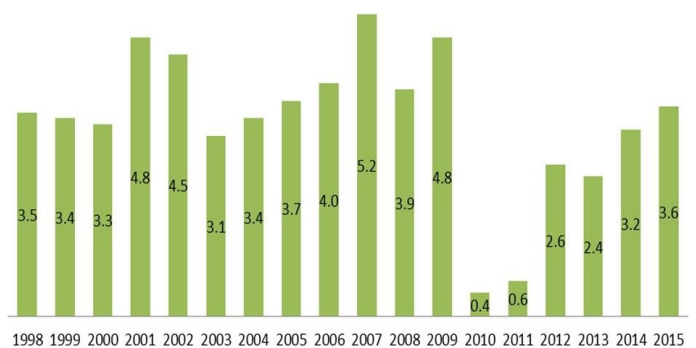
- Champlain Valley Office of Economic Opportunity (CVOEO) - Franklin, Grand Isle, Chittenden, and Addison Counties – (800)287-7971
- Capstone Community Action - Orange, Washington, and Lamoille Counties – (800)639-1053
- Northeast Kingdom Community Action (NEKCA) – Caledonia, Essex, and Orleans Counties – (802)334-7316
- Southeastern Vermont Community Action (SEVCA) – Windham and Windsor Counties – (800)464-9951
- BROC – Bennington and Rutland Counties – (800)717-2762

## FREE Coupons for Summer!



The Vermont Farm to Family Program provides **coupons to redeem for fresh vegetables and fresh fruit** at over fifty Vermont farmers markets. Families who have a household income at or below 185% of the federal poverty limit may qualify. One out of four Vermonters are eligible. Coupon distribution starts in late June and continues until all coupons are distributed by your area Community Action Agency and the district Health Department Offices.

## Heads Up! Is Rent Up?



In 2015, park residents may request mediation for **any rent increase above 3.6%**. For more information about rent mediation contact the Mobile Home Program!

## Mobile Home Program

P.O. Box 1603 Phone: 802-660-3455  
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**\*RETURN SERVICE REQUESTED\***

Our thanks to the State of VT Department of Housing and Community Development for making this newsletter possible. Offer your support! **Donate now at [www.cvoeo.org](http://www.cvoeo.org).**

## The Mobilizer Word Search

Y L E Z C Q G R T P A S K V  
P M G F O H N I I M N E N R  
I K A V M B I P F G C T U C  
H C V N M V Z J Q U H U G O  
S J V T U Z I O I I O T M O  
R O P A N F N E E F R A S P  
E H A B I T A B I L I T Y E  
N I R W T N G C C D N S F R  
W L K N Y M R R T Z G L H A  
O Y V E R M O N T U F U K T  
E R U T C U R T S A R F N I  
M D R E D L O H E S A E L V  
O A F F O R D A B L E F D E  
H G N O I T A I D E M V U S

### WORD BANK

AFFORDABLE	MANUFACTURED
ANCHORING	MEDIATION
COMMUNITY	ORGANIZING
COOPERATIVE	PARK
HABITABILITY	RIGHTS
HOMEOWNERS	STATUTES
INFRASTRUCTURE	VERMONT
LEASEHOLDER	

## Meet Our Newest Staff...

### **Annik Paul**

Hometown: *Burlington, VT*  
Studied: *Accounting and  
Community Development*  
Favorite Part of Job:  
*Travelling throughout VT to  
meet resident community  
members.*

Three Words that Describe Annik:  
*Organized, pragmatic, and witty.*



### **Anna Stevens**

Hometown: *Lincoln, VT*  
Studied: *Sociology and  
Gender Studies*  
Favorite Part of Job:  
*Talking to and learning from  
community residents.*

Three Words that Describe Anna:  
*Fun-loving, ambitious, and compassionate.*

