



THE LOFTIN FIRM LLP

Guidance, Creative Solutions and Dedication to give you peace of mind.

• Real Estate • Business Planning and Operations • Sustainable Business • Bankruptcy • Estate Planning • Family Services •

Manufactured Home Communities

The Loftin Firm LLP is one of only a handful of law firms who can truly claim to specialize in the area of mobile / manufactured home communities. The Firm has been practicing in this specialized area since the 1980's and has been actively involved in the representation of park owners, resident groups and local municipalities in a wide range of matters affecting mobile / manufactured home communities.

The Loftin Firm's unique experience provides its clients with a depth of knowledge on all aspects of the life a manufactured home community, from entitlements to create the community to daily operations and compliance to conversions to resident ownership to community closures.

General Counsel

The Loftin Firm LLP represents owners, resident associations and municipalities in the general operations of a manufactured home community. The acquisitions and dispositions of a community involves detailed due diligence review and our knowledgeable attorneys can assist in all aspects, including solving complex title or compliance issues to assisting with obtaining and

negotiating for financing.

Operating a community requires continued compliance with statutory laws such as local rent control ordinances, the Mobilehome Residency Law, Title 25 or other California laws. Having assisted in drafting or litigated many of these laws, our attorneys can provide you with detailed guidance to ensure a community's continued compliance.

The landlord/tenant relationship is heavily governed by California and local laws. To assist park owners and residents to ensure compliance with such laws, The Loftin Firm LLP provides each with detailed guidance on enforcement issues, rent control compliance and, if needed, litigation support to enforce the applicable party's rights. As an exit strategy, many park owners consider what other uses they can make of the community and an evaluation of a conversion to other use or resident ownership or community closures may provide such strategy.

Legislative Action

Since the early 1980's, state, city or

local legislative actions affecting manufactured home communities have grown exponentially. Many of the legislative proposals intended to benefit a manufactured home community do not actually do so. At The Loftin Firm, our attorneys have assisted park owners, resident associations, municipalities and organizations representing these groups in drafting bills, negotiating language on bills drafted by others and participated in the process through testimony and written opinions. Additionally, our attorney drafted and promoted changes to rent control ordinances, city's mobilehome park operational ordinances, subdivision ordinances, relocation ordinances, low/moderate income housing programs, policies and documentation and other related housing and redevelopment issues.

The attorneys at The Loftin Firm LLP are here to provide you with comprehensive representation whether you need assistance with general transactional matters, assistance with drafting or negotiating legislation or litigation services to preserve your rights.



Conversion of Manufactured Home Communities

The Loftin Firm LLP has assisted park owners, resident associations and municipalities with the conversion of manufactured home communities.

Resident Ownership

The conversion of a manufactured home community involves a detailed knowledge of a wide range of laws, the ability to arrange financing and work with the various groups involved in the process. The Loftin Firm LLP has converted over 90 communities to resident ownership as subdivisions, limited equity housing cooperatives and corporate ownership. A conversion can preserve the affordability for the residents, provide residents with a true ownership opportunity that they would not otherwise be able to afford, provide protections to ensure the con-

tinued operations of the community and protections against rent increases.

The Loftin Firm LLP handles all aspects of the conversion including compliance with the entitlement process such as the subdivision map act and obtaining a Final Subdivision Public Report, arranging financing through conventional lenders HCD's MPROP programs, to overseeing the individual sales. For limited equity coops and corporations, The Loftin Firm has obtained conventional, HUD, HCD and bond financing and obtained the necessary permits to sell shares as well as 501(c)(3) approval. The various modes of ownership carry distinct processing benefits and problems and our attorneys are well versed to guide you through the process.

Community Closures

Closing a manufactured home community to convert the land to another use is an endeavor that causes great fears for residents, concerns for local jurisdictions and obstacles for park owners. Understanding the rights, obligations and limitations imposed on all parties is the key to proceeding through the process. We guide you through the process to assist in minimizing the fears, provide protection to the residents, and define the powers of the local municipality to clear the obstacles. From drafting closure and relocation ordinances to arranging the closure or change of use permits to entitling the new development The Loftin Firm is here to provide you with guidance and solutions.



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Creative Planning and Legal Solutions

By taking a strategic creative approach, we can guide you through a variety of complex legal issues. From real estate to business disputes, we are committed to finding a resolution to your legal matters that makes the most sense for your needs.

No matter what your legal needs may involve, a proactive strategy is best. At The Loftin Firm LLP, we encourage our clients throughout San Diego County and California to see us in the planning and transaction stages of their needs and immediately after a problem arises to protect their interests. You need knowledgeable, immediate and aggressive representation to guide you through your business, real estate or family needs.

