

To the Chairman and Committee;

My name is Susan Weigel. I am a friend to friends who live in manufactured homes in our community that have been bought by an out of state known predatory corporation. I have seen how it has changed their lives and those around them and am concerned about affordable housing and where the tax dollars are going to come from when they no longer have affordable housing and are out on the streets.

I am in support of SB2159 with a few changes. Reasonable administrative fees (Who determines reasonable - the predatory corporation?) and Management or companies coming into people's yards without 24 hr notification and never enter their homes .

Thank you,

Susan Weigel

Concerning SB2159

As a Manufactured Home Owner I am concerned of the following.

No Management or companies can enter by yard without 24 hour notice.

And never enter our homes.

Thanks, Kurt

Hello Chairman and committee.

I am a homeowner of a manufactured home in a community that has been bought by an out of state known predatory corporation..

My world was turned upside down when Havenpark took over management of Colonial Estates. It has been one thing after another stacked against the residents, we have no rights AT ALL!!

I am concerned about affordable housing and where the tax dollars are going to come from when we no longer have affordable housing and are out on the streets.

What is a reasonable administrative fee????? What does it apply to??? Our concern is that there will be limitless administrative fees imposed on us.

There will probably be repercussions on me from Havenpark which is why I have never spoken up before but there needs to be some protections for us North Dakotans from these predatory companies.

Thank You.
Vicki

Hello Chairman and committee. My name is John & Bernie.

I am a homeowner of a manufactured home in a community that has been bought by an out of state is known predatory corporation

My world has turned upside when this "out-of-state corporation" bought our park.

I am concerned about affordable housing and where the tax dollars are going to come from when we no longer have affordable housing and are out on the streets.

What is a "reasonable administrative fee?" What does it apply to? We've lived here 20 + years with not one complaint. Our concern is that there will be limitless administrative fees imposed on us. I am concerned about management or companies they hire coming into my yard without notification.

I am in support of SB2159 with a few changes. Our former manager was a reasonable/nice guy and worked for the well-being of his tenants. This new company is only out for themselves.

Thank you.

Sincerely, John & Bernie

Attn: Chairman and committee

Hello, I am a homeowner of a manufactured home here in Bismarck whose community has been bought by an out of state corporation.

I am very concerned with what I have seen so far from these out of state companies that will eventually force me to lose my home and community.

The fees and increases they have imposed have made it difficult to live month to month and have had to make some changes to the way we live. With the current situation in our nation, it has impacted many in different ways. I am a single mother and thankfully my job was essential and I have been able to work, but not the same for some of my neighbors and friends who are struggling horribly right now. If we are displaced from our own homes, where are we going to go? Who will be supporting us? Does the state have housing set up for these people who just can't afford to live where they do anymore because they are being forced out by these large companies? It's called affordable housing for a reason, and right now that is being **taken away**.

They also want the right to impose on our property when they want, I'm sorry but just because we rent the land from you, does not give you the right to come into our homes. Understandably they can come into our yards, but at least a 24 hr notice before I see a strange person walking around my home, and then judge us by what they may or may not see .

All in all I was very upset to hear about the sale of our community, these are just a view points, but there are many more that make it completely unfair to all residents of North Dakota in these communities.

I therefore am in support of SB2159, some changes need to be made, and the time is now, Please support your North Dakota residents.

Thank you Corrina Manufactured home owner

Hello Chairman and Committee.. My name is Mary Wiedmeier and I am a mobile home owner in Colonial Estates.

My world and life as I knew it has turned upside down since Havenpark management took over management.. I am a disabled person and live on a fixed income, I am not able to work so any extra charges on rent or anything else causes complete stress, I have to decide if I pay bills, pay for medication, or buy food.. no one should have to live like this..I moved to Colonial Estates cuz it was affordable, it has gotten out of control, it is not affordable anymore..I agree with SB 2159 with the exception of 2 items..No administration fee and a 24 hour notice is a must.. Thank you for your time Mary Wiedmeier

Hello Chairman and committee. My name is Mary

I am the homeowner of a manufactured home in the community that has been bought out by an out of state known predatory corporation.

I am concerned about the affordable housing and where the tax dollars are going to come from when there is no affordable housing and we are forced out of our homes because we can no longer afford to live there because of senseless fees attached to our rent.

Affordable housing will be gone. Where will we go if we lose our homes? Is the government going to support us?

I support the SB 2159 with the exception of NO administrative fees. I also believe we should have the right to a 24 hour notice to come in our yard. This is the right thing to do. You need to remember this could be your parents, grandparents, relatives this would affect. Would it be ok if it was someone you loved forced out of their home? It's time to do the right thing and step up and help these people!

Thank you

Mary

Hello Chairman and committee. Our name is Julie and Brian Schafer.

We are family of the homeowner of a manufactured home in the

community that has been bought out by an out of state known predatory corporation.

I am concerned about the affordable housing and where the tax dollars are going to come from when there is no affordable housing and these family members are forced out of their homes because they can no longer afford to live there because of senseless fees attached to their rent.

Affordable housing will be gone. Where will these people go if they lose their homes? Is the government going to support them?

I support the SB 2159 with the exception of NO administrative fees. I also believe these people should have the right to a 24 hour notice to come in their yard. This is the right thing to do. You need to remember this could be your parents, grandparents, relatives this would affect. It's time to do the right thing and step up and help these people!

Thank you

Julie and Brian Schafer

Bjc1003@bis.midco.net

Hello Chairman and members of the committee,

My name is Shelly Lanenga. I am a homeowner of a Manufactured home in Park Town Mandan, ND. That has been bought out by Bedrock Group, Potomac, MD. Now is Apple Creek Communities. I support SB 2159. Because as a homeowner we need protection from out of state investors. I purchased my home in early October 2020. The lease I signed had water, garbage and sewer included in the lot rent. October 29th 2020 the landlords of Apple Creek sent everyone an addendum to our leases stating that the park owners are going to start charging us for water, sewer, garbage and street lights. The addendum letter attached, so we had no choice but to sign. Or the landlord can evict us from our homes.

Many of us in the community are very upset about this. So our lot rent covers nothing. I did get a copy of the Mandan City bill and talked to neighbors and we came to the conclusion that Apple Creek is taking the whole bill and dividing it amongst all 49 homeowners. Most are single families or have 2 people in the home. There is a daycare business in our community and others have several children and the bill is getting divided equally. We had one homeowner's pipes break during the cold snap and lost alot of water. We are all afraid of what our next bill will be. Apple creek said "they plan on putting in water meters". The problems we have with that is that anything above ground is our responsibility to include trees that hang over our home and can break and cause extensive damage to our home or kill someone. So if the meters they put in freeze we may be responsible for the meter repairs and the cost of pipes breaking under our homes. I am not in support of the Administration fees that the park can pass on us for the cost of the utilities or anything for that matter. What is reasonable to you and I may not be reasonable to the investors. I am not in favor of the park being able to enter my home or lot as they see fit without advance notice. We would like to see our homes rent more affordable. Example my lot rent is \$360 and others in the park with the same size lot or larger and only paying \$275-\$300

Our lease also says that Landlord reserves the right, with due notice as set forth in the lease agreement, to change or amend the rules and regulations from time to time as the landlord shall deem necessary. So as the current law reads they can make changes to anything they want every other day if they wish.

I am afraid if we don't see change to the Manufactured home parks current laws we may see more homelessness and that would make them dependent on ND tax dollars.

As a tenant in a Mobil home community, we recently were bought out from a out of state company.... With the new rules and regulations, I find it hard to continue to live in this community.... The tenants of this community are here because we are fixed or on low incomes. They said we need to lattice our lower part of our decks, pay for our water,sewer,garbage and snow removal.....the city hasn't installed water meters yet so they are charging remaining tenants for water consumption.....(not sure if this is legal or not). We live cause we Connor afford much else...They also want us to keep our lawns looking nice, and if we fail I lose a months deposit fee for neglect when I leave.....How is a person supposed to live on a minimum wage... We also pay the community for our water, rent, garbage,snow removal, and sewer....Mandan is losing valuable money, (going too out of staters). Mandan will install meters in the spring and we will be able to see our water usages... I find it difficult to see this court become a slum due to unmanageable repairs. I was once proud to live here for most of my life, now things are falling apart, trees need to be trimmed or taken out, street repair, more lights installed or even updated.. I feel they did remove the trailers that were unfit to live in, but we are not getting any new one to replace these spots....Eventually they will evict all of us for some reason and build Condos in its place. Kinda sad for us blue collar workers....Please find another option to keep our families in our communities affordable.... With everything increasing in price, Our families are struggling to survive..... Pandemic, Suicide, drugs and homelessness are on the rise, we need to solve these problems....Trailer courts are affordable, and we need it for our low income families

Hello Chairman and committee.

I am a homeowner of a manufactured home in a community that has been bought by an out of state known predatory corporation.

My world was turned upside down when they took over and raised our lot rent multiple times within a very short time of taking over.

I am concerned about affordable housing and where the tax dollars are going to come from when we no longer have affordable housing and are out on the streets.

My concern is that there will be limitless administrative fees imposed on us.

Monthly pet fees was one that was brought to our attention in the past. These animals are our family. We take care of them. How is this an administration fee? The administration does not come to walk, feed, bathe or clean up after my animal. Why the fee?

We care for the plot of dirt that our OWNED home is on that we RENT from these people. What exactly is the administration doing that the current \$435.00 per lot does not cover for their pay? I know I don't use over \$435.00 per month in water usage.

I am also concerned about management or companies they hire coming in my yard without notification. And they should not be allowed to come into my home at all, as I own the home. They only own the property it sits on. They should give at least 24 hour notice that they will need to access the yard before entering just as any other landlord would do.

I am in support of SB215.

Thank you.

Hello Chairman and committee.

My name is Kimberly Morrell.

I am a homeowner of a manufactured home in a community that has been bought by an out of state known predatory corporation.

I am in support of SB2159 with a few changes.

I am concerned about affordable housing and where the tax dollars are going to come from when we no longer have affordable housing and are out on the streets.

What is a reasonable administrative fee? What does it apply to? We don't want administrative fees. Our concern is that there will be limitless administrative fees imposed on us. There are fees for pets of homeowners. Renters of homes I understand the fees for. But those of us who own our homes, this is uncalled for.

I am also concerned about management or companies they hire coming into my yard or home without notification. I believe we should get a 24 hour notice before anyone steps foot into our yards.

Many of us have lived in these communities all of our lives and are low income or fixed income households. For these companies to come in and raise rent and impose multiple fees for what seems to be EVERYTHING is devastating to us. Many of us now have to choose between eating, paying our utility bills and buying our medications, or paying our rent so we have a home and not be kicked out onto the streets with our homes and everything taken from us.

Thank you.

Kimberly Morrell

Morrell_kim85@yahoo.com

Hello chairman and community.

I am in support of sb2159 with a 24-hour notice of coming in are yard and no administration fees and no coming in to are homes

Alex

Hello Chairman and Committee Members

I am a homeowner in a manufactured home community. I live in a community owned by a known predatory company. I am on a very fixed income and they have raised lot rent more than any other community I've ever lived in. They have tried to charge us administrative fees of sorts with no validation or reason. At the rate they are going, I am concerned that my family will no longer be able to live in our home. Where will we go? What help will be available if we are displaced; as there will be many families with a similar situation? Affordable housing seems to be going away. I am very concerned of the fees they will try to charge us if they bill stays the way its written. Our idea of "reasonable administrative fees" and their idea are very different. Not only that but how many "fees" will you allow them to charge us? Then the become NOT "reasonable administrative fees"; they become ASTRONOMICAL and UNAFFORDABLE. Also as a homeowner, they cannot come in my home. As for my yard, we should be given a 24 hour notice; since we take care of it entirely.

I support SB2159 with the exception of two things; there should be NO administrative fees and we should be given a 24 hour notice of them coming into our yards.

Thank you for your consideration.

Homeowner in a manufactured home community.

Hello Chairman and Committee.

I am a homeowner in a manufactured home community that was purchased by Havenpark in the Fargo area. I am submitting my testimony anonymously as I am very scared of retaliation from the company.

I'm glad to see that there's finally some legislation coming forth to protect us as homeowners of manufactured homes and our community.

Some of my concerns are that garbage cans are being taken within a short time after the garbage truck comes through, and many people are at work. And then the office/company is charging us \$25-50 to get our garbage cans back. Vehicles and campers are being towed out of people's driveways for various reasons; including expired tabs. One of our neighbors had their car towed out of their driveway even after talking to the office about getting the license renewed that day; the office gave them until noon. Guess what? By the time my neighbor got back with the current tabs, they had already towed his vehicle. Another concern I have is the park is emptying out as people are getting evicted or just walking away from their homes because they can't sell them. Havenpark is denying people to move in who have good credit and a clear background; so they are unable to sell.

I am in support of SB2159 with a couple of amendments. The first one is the reasonable administration fees. Will there be a limit on the fees they can charge? Will there be a time frame set on a fee? Will there be a limit on the amount of the fee? It sounds like that could be very detrimental to any and all residents in manufactured homes. If those questions are left upto a predatory company's discretion, what's going to happen to all of us? We will be homeless in a very short time, many of us. My other concern is that they think they can come in my yard any time they want without a notice. In my opinion, there should be at least a 24 hour notice for them to enter my yard. They will not be allowed in my home, I'm a HOMEOWNER.

Thanks for your time. Concerned resident.

Hello Chairman and Committee. My Name is Paula, and I am a homeowner of a manufactured home in the Haycreek Community, which was bought out by an outside company.

There was no for warning that our trailer court community was being bought out or by whom. It started by them coming into our community and removing trees that have been in our community since 1979, full grown beautiful mature trees, some of the trees were tagged, but some were not, there was no notice of this. Then when it came to taking them down, there was no warning, so I had people on my property, without my permission, when they came back around to mulch up the stump, they made a mess in my yard and my husband and I were responsible for cleaning it up.

Our next issue was the lot rent. Our previous owners, our lot rent was 391.00, which included garbage and water. We receive a letter in the mail, I think it was June, that we were add 10.30 to our rent for garbage, then I think sometime either November or December, we receive another letter, say base rate is 410.00, so when Jan 1, 2021 came around that is what I paid for lot rent, then to receive a notice stating I still owed 10.30.

So we have went from 391.00 a month for lot rent to 420.30 in less than 6 months, we have gotten no notification, legal, of new owners and we are not informed when they are going to do anything. I don't feel extra fees should tenant problems, they should be on the owners, and administration fees not our problem either.

Owning a mobile home is not any different then owning a home, so we should fair and equal rights of a regular home owner. People who live in mobile home are not trailer trash, we are hard working American people, who pay our bills and our taxes, and deserve equal rights.

I support this bill, for the protection and rights of myself, my family and others.

I am in support of this bill with the exception of any administrative fee and I am concerned about management or companies they hire coming into my yard without giving me 24 hour notice in writing.

Wanda

I am a manufactured home owner. I support bill SB 2159 with the exception of administration fees - what exactly is an administration fee it's to broad and has the potential for abuse. I am also against management or the people they hire to come into my yard without giving me a 24 hour notice.

I am especially concerned about the lot rent increases. Our lot rent was raised, again, starting January 1st 2021 during a pandemic!!!

Sincerely Margo McCormick

Hello. I am a resident of a mobile home park in Mandan. Our community has been bought out from an out of state business and I have personally noticed it changing into something we don't enjoy.

The rent has gone up. They are requesting changes that other parks in the area don't have (they seem like small things, but it's many small things and only the beginning)

I want this to be a place my son can be allowed to have a swingset and play safely in his own yard, and with an out of state business and the management they hire - that doesn't seem possible

Hello. I am a resident of a mobile home park in Mandan. Our community has been bought out from an out of state business and I have personally noticed it changing into something we don't enjoy.

The rent has gone up. They are requesting changes that other parks in the area don't have (they seem like small things, but it's many small things and only the beginning)

I want this to be a place my son can be allowed to have a swingset and play safely in his own yard, and with an out of state business and the management they hire - that doesn't seem possible

To Whom This May Concern:

I support SB2159 with the exception of:

"What is a reasonable administrative fee? What does it apply to?"

I am concerned about management or companies they hire coming in my yard without notification.

I am in support of SB2159 with the following changes:

No administrative fee. (If fees are allowed at the discretion of the management or companies they hire there is no limit of what can be charged for what causing me a financial hardship)

Management or companies they hire coming into my yard after providing 24 hours notice.

Sincerely,

Keri Sease

kerisease@gmail.com

I have lived in Haycreek Court for over 30 yrs. I have always felt respected as a home owner until this out of state Corporation took over. We have never received any notification from this new company at all. Not any kind of a contract, no court rules. Nothing. I had a beautiful tree cut down in my yard. No warning, no reason why it was taken down. Our garbage fee has always been included in our lot rent. Now all the sudden it's a separate fee. I enjoy having a nice yard, so in the summer I frequently water my lawn. Im just waiting for the lot rent to go up yet again to cover the cost of using too much water. I own my home & we all deserve respect. The only thing this company is interested in is linning their pockets with our hard earned money.

I am definitely in favor of this bill.

Thank you

Hello Chairman and Community,

I am in support of sb2159 with an 24-hour notice of coming into our yards with no administration fees and no coming into our homes.

Signed,

Grace Rude

Hello chairman and community.

I am in support of sb2159 with a 24-hour notice of coming in are yard and no administration fees and no coming in to are homes

Thanks

Hello all,

I wish to remain anonymous because I don't need any retaliation from Havenpark or the local management. These drastic rent increases are not only unfair, they are too much of an increase at one time. And for what? They repaved the roads and are getting rid of a bunch of junky abandoned trailers. The street lights coming in off of 17th Street haven't worked for well over a year and we get told 2 different stories - it has to be approved by corporate or it's the cities problem (not sure how since this is considered private property - example, some drunk person parked in front of our driveway one night and West Fargo PD could not call a tow because it was "private property" and that request had to come from "management".) It is pitch black at night and I live on a semi sharp 90° curve. Somebody is going to end up in my front yard, or worse, end up with their car in my bedroom. They do absolutely nothing to enforce the laws they have laid down, as far as dangerous animals/dogs not allowed, no parking in the street, etc but are sure quick to raise the rent AGAIN! TWICE since they have been owners here. They have nit picked some people to the point they just abandoned their HOME! Over stupid stuff like their shed is too big or their fence is leaning a little bit, or their skirting or siding isn't new enough. If we could afford \$200,000 homes, we would be in them. But we can't. Pretty sure none of us here can. That's why we chose THIS affordable housing option. And living here does not make us less as a group of people because we work just as hard to pay our bills as someone in a \$200,000 house.