

March 10, 2021

My name is Heather Wynstra and I am the Community Manager for Starcrest Terrace and Haycreek Court; two Havenpark Communities in Bismarck, ND.

I have worked with the previous owners for almost a year, before Havenpark took over and I stayed on as a Havenpark employee.

Since Havenpark has Purchased Starcrest Terrace in 2020. One of the first and most important improvements they made was to change the name. Previously it was called StarDUST Terrace. This had a negative connotation associated with the drug activity in the park. This should highlight just how important the details are to Havenpark. Since then, we have worked with law enforcement to reduce and ultimately eliminate the drug activity in our park.

Additional efforts have been made to clean up the park and make it safer for our residents. We have removed homes that were owned by the park and used as rentals. These homes were old and in bad shape. They went to the dump. These homes were not owned by tenants. We are replacing these homes with brand new homes. Havenpark has a home ownership program. Tenants are able to purchase a home at cost and without the markup they would pay from a local dealer. Two rental tenants have recently purchased brand new homes from us and are now homeowners. We do not profit from this program. This is to encourage home ownership and long tenancies within our communities.

Other improvements that we have made are:

- Within the first 2 months we had a tree service come in and go through the park and take trees that should have been taken down years ago and trimmed everything up
- We also got a new monument sign and street signs for the park
- New streetlights through the parks
- We have new homes coming in this year
- The roads are being repaved
- Made the office handicap accessible

Havenpark is pouring money into these communities. The rent increases have been minimal and are only reviewed annually. We provide notice in November for increases that will take place in January. Lot rent did not go up in 2020 due to COVID. Lot rent increased in 2021 in Starcrest by \$19 per lot from \$399 and at Haycreek it went from \$391 to \$410 per month. These increases are minimal in comparison to the amount of money Havenpark is putting into the community. We do not charge premium site fees and we do not charge pet fees. The only sites that pay a pet fee are the rentals and that is a one time pet deposit and not a monthly fee.

Please vote no on SB2159. This bill will increase base/lot rents and will not allow operators to enforce the rules as needed. We need to provide affordable housing in safe and clean communities.

Thank you,

Heather Wynstra