

January 18, 2021

Hello Chairman and members of the committee.

My name is Cathy Job and I'm a resident of Colonial Estates in Bismarck. I am in favor of this bill because there needs to be some protections in place when predatory investment companies purchase manufactured home communities. However, there are some concerns with the bill as its written. It doesn't protect the residents much at all. As a matter of fact, if it stays as written, it opens up a can of worms for predatory companies or any other owners to charge limitless and possibly ridiculous fees.

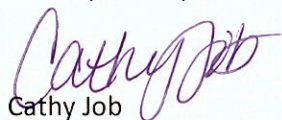
The way the bill is written now it allows existing owners to continue with their predatory ways. If this bill were to pass, it needs to include existing owners as well as new.

Another concern I have is that I am a homeowner and I'm being treated as a renter. Yes, I rent the dirt my home sits on and around, however, it is my home. I take care of it in its entirety, including the grass and sidewalks. If we were truly renters, that wouldn't be the case. That being said, the owners of the land, think they can come into our yards at any given moment without the 24 hour notice as stated in their own lease. By law, they cannot enter my house (dwelling) and without notice they shouldn't be able to come into my yard (premises) either. I believe that the wording of section 7 needs to be changed. The community owners that we currently have, have used "emergency" as a very loose term. They edged our lawns this past summer as it was an "emergency"; stating that it was a tripping hazard.

I am a self sufficient single mom of two; one of which has a disability. I have struggled to make ends meet my entire adult life. My children and I moved into our home almost 13 years ago as it was the best option (affordable) for me and us as a family at the time. I can't have anyone living above/underneath me or on the other side of the walls and live comfortably with my family. I wanted something that was ours and most importantly a "home" for my children. Our house is the only place my children know as "home". I'd really like to continue living here as we have a close-knit community family with our neighbors. We used to have peaceful and enjoyable living in Colonial Estates. When the new owner/company purchased our manufactured home community, that changed. Every year the lot rent has gone up a bit and that's to be expected. However, it's gone up considerably since 2019 and going to continue as there are no protections in place for our North Dakota residents. Affordable housing in North Dakota is going away. I fear for what's coming our way if there isn't some legislation in place to protect our own residents. If things continue as they are, there will be many of us homeless. Many of us who have been self sufficient otherwise, will lose our homes.

Again, I am in favor of the bill with some amendments made to protect our North Dakota residents and continue with affordable housing.

Thank you for your time.



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