

Thank You for allowing me to speak to you today in support of House Bills HB4298 through HB4304 My name is Marilyn Langley. I live in Pine Ridge mobile home park in Linden Mi. I believe that everyone should be able to have a safe, clean, habitable home at an affordable price, and that the Michigan state government has an important role in protecting Michigan families and seniors from predatory community owners.

My community was purchased by Havenpark Capital in 2018. At that time, I was told by Havenpark Management that they were not offering leases.

But they made many changes in their first year as our landlord. They increased our lot rent by around \$35 (lot rent is the rent we pay for the land beneath our homes), they imposed new trash fees, they installed water meters, and started new water & sewer charges.

At Pine Ridge there is a community well and our water used to be included in our lot rent, also, before Havenpark came in lot rent included trash pickup. Those new charges in the first year meant seniors and people with disabilities like me were suffering, we could hardly keep up with the increases that pushed several families out of their homes.

Then approximately 13 months after Havenpark bought our community the office manager asked me to sign a lease I told her that physically I could not get into the office of Pine Ridge I am disabled. The leasing agent dropped off a lease and kept calling asking if I had signed it. I told him "No". I said I do not agree with all of the excess fees that we never paid in the past. I was told by the manager and leasing agent that Havenpark would charge me the new fees whether I signed or not, but they said if I signed the lease it would lock in the lot rent amount for a year. So, I signed the lease in February of 2020 understanding that this would stop the frequent increases. Then in March of 2020 the trash charges increased. January of 2021 my lot rent increased again, this time from \$420 a month to \$441 per month, plus all the fees and charges for water, sewer, and trash.

When I took residency in Pine Ridge in February of 2016 my lot rent was \$365 a month and that included the cost of trash and water. So, my monthly charges to live in Pine Ridge have increased approximately \$145. Now I pay approximately \$510 a month.

We need your support to stop these abuses and keep manufactured home communities affordable. House Bills 4298 through 4304 are a critical first step toward stopping these predatory investors. They will provide residents with a right to a legally binding lease that renews, among many other important provisions. I'd like to thank the Michigan Manufactured Mobile Home Association for negotiating on these bills.

I thank you for your time and letting me speak to you about these issues. I feel it is of the utmost importance to have laws in place that protect mobile home tenants. Many mobile home occupants are seniors on fixed incomes, which puts us in low income status. If you have any further questions for me, I would be happy to try to answer them.

Please support HB4298 through HB4304.

Marilyn Langley

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