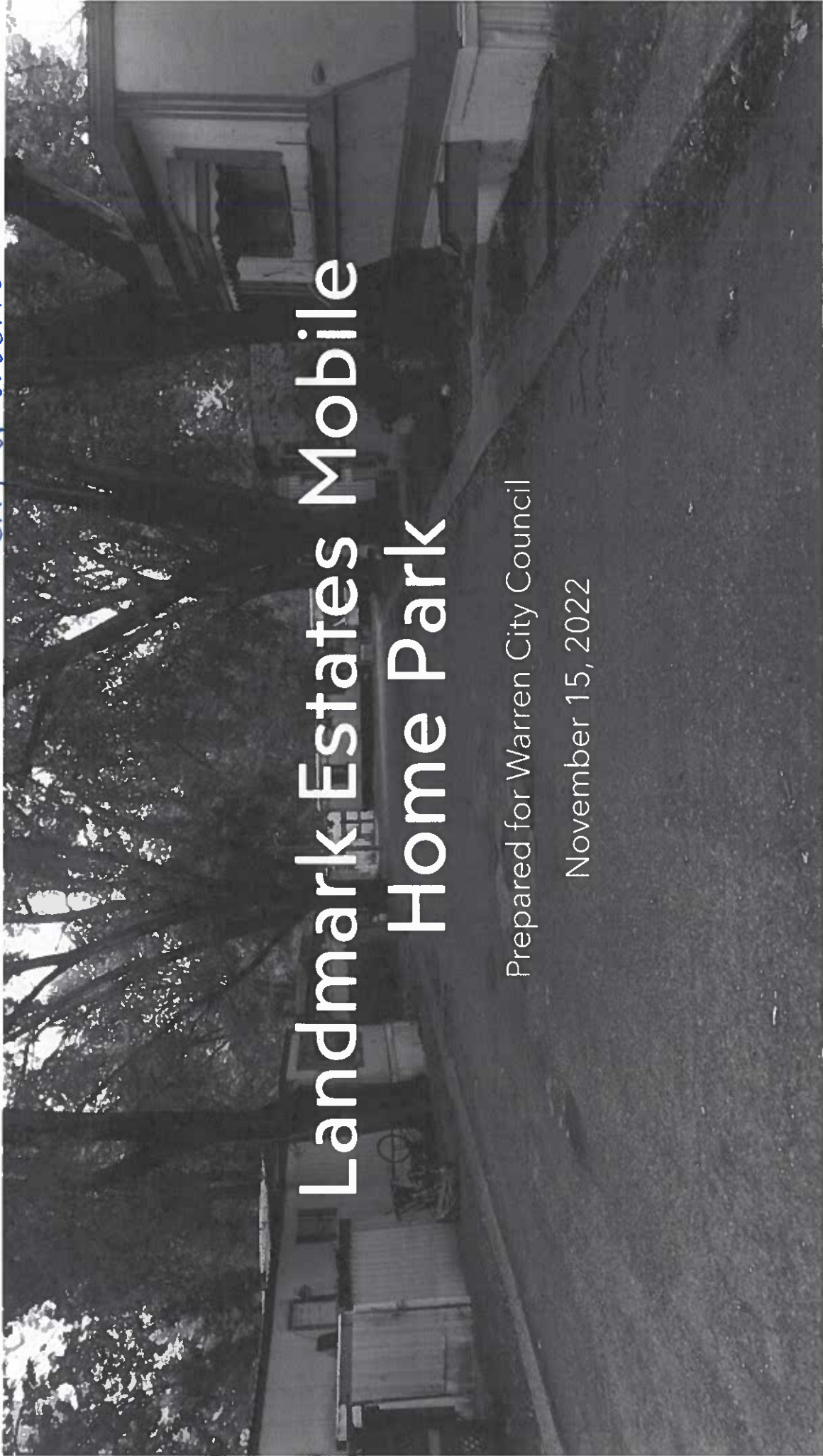


Angela Rogensues  
City of Warren

# Landmark Estates Mobile Home Park

Prepared for Warren City Council

November 15, 2022



# Landmark Estates – History

- Owned by Landmark Capital (LME MHP LLC) and purchased around July of 2021 from the prior owner
- Located at 21908 Dequindre Rd, Warren, MI 48091
- Landmark is a manufactured housing community with residents often owning their trailers and renting the lot the trailer sits on within the park
- Some residents are renting to own their trailers, rent their trailer and the lot, or own their trailer and pay “lot rent” every month to the ownership group
- The park has fallen into disrepair year over year with major infrastructure issues occurring regularly

# The Problem at Landmark Estates

- New ownership is a private equity firm who has historically not been responsive to resident complaints'
- Past ownership did not invest nearly what was needed in capital investment to keep the infrastructure running appropriately
- The building department, city attorney's office, and I have worked for months to remedy some of the issues with the ownership group via in person visits and Zoom
- Residents have or had issues with raw sewage, rat infestations, poor water pressure, uncertainty around water quality in their trailers, missing or never received titles to their trailers, vacant trailers sitting for months not secured or cleaned out and other health, safety and quality of health issues
- Residents have a class action lawsuit in circuit court against the ownership group and MHAction is helping residents organize for city and statewide changes to the laws that govern manufactured housing





