

Thank you Chair Roger Hauck and the Members of the Committee
My Name is Elizabeth Betancourt. I'm writing in support of HB4298-HB4304

I believe that our community's elderly are under attack and are targeted by huge corporations buying up mom and pop Mobile Home Communities

I moved into Terrace Park Mobile Home Park in 2013, my family and I were homeless and mobile home life was affordable at that time. We were fortunate, because we had a rent to own option that allowed us to purchase our home, the lot rent was only \$377 and covered everything including electricity.

In 2014 RV Horizons (RVH) bought our community, they gave our elderly homeowners inspections that turned into violations, RV Horizons (RVH) deemed their homes not to be up to code. Their homes were flagged and they were warned to fix or cure the problem. The elderly homeowners couldn't afford to fix these issues on a fixed income, they eventually were pushed out of their family home. RVH were clearly targeting the elderly and seniors. This type of weaponizing was one of RVH's main sources of profit. RVH started giving the renters inspections in 3 month intervals, imposing violations for clutter, dogs who weren't on the lease, and smoking just to name a few. For repeat violations an automatic termination of lease was given. Demolition crews would come into our community and tear down the less appealing abandoned homes, renovate the nice ones and rent them for profit.

I worked out of town, RVH offered to buy my home, knowing full well that I came home from my out of town job from time to time. When RVH didn't renew my lease, I went to court to fight for my home. RVH bought my home for a fraction of the fair market value stating that it's not livable and they would be tearing it down. Several months later I saw that my home had been renovated by RVH, and to date they're still profiting from it. .

I talked to **Frank Rolfe** the owner of RVH when I was the Property Manager and Maintenance of a community he owned. I advised **Rolfe** that we should fix the elderly's infrastructure issues for **free**, to keep them in their homes. I mentioned that the elderly are on fixed income and can't afford to bring their homes up to code. **Frank Rolfe said they can't do that!!! I thought can't or won't!!!**

Although I'm no longer a mobile home owner, I hope that RVH will be able to help not hinder our low income elderly and to help bring our communities together not bring hatred, wreaking havoc to our older population. Our elderly need loans to repair their homes so they won't be penalized for repairs they can't afford. This helps to fix the problem, not kick them out with their only option is homelessness. I want RVH to stop nickel and diming our low income families and to do everything to help them live in their forever homes.

We need our elected officials to stand with Michigan seniors and families and protect us from the abuses from predatory investors. As a first step, we need to update the Michigan mobile home laws to keep out bad actors and improve the oversight system. That's what this bill package does.

Please support HB4289-HB4304

Elizabeth Farrier elizabethfarrier11@gmail.com