



## **Council Bill 55-2018**

July 16, 2018

### Testimony

Good evening. As President of the Association of Community Services, it is my privilege to testify in support of Council Bill 55-2018 co-sponsored by Council Members Ball and Terrasa.

As you all well know, many ACS members work with the most at risk residents in our community. Certainly, most mobile home park residents could be counted among those residents.

Our testimony can add very little to the compelling, real life testimony of the Deep Run Park mother who struggles to remain in Howard County. Eliminating the monthly rental tax could be the difference between her family maintaining a home here in the county, enabling her son to attend Howard County schools and her having to uproot her family and find affordable housing elsewhere. Hers is but one of 1100 other stories from the families paying this burdensome tax.

What possible rationale is there to impose this tax on mobile home park residents—among the most economically vulnerable in our community—when it is not imposed on any other County renters? Let us follow the example set by Anne Arundel County and make at least one sector of Howard County housing MORE affordable for these households.

ACS strongly urges Council passage of CB 55 and the immediate repeal of the Mobile Home Site Rental tax. I thank you for your time and consideration.

Respectfully,

Grace Morris, President  
Association of Community Services



HOWARD COUNTY COUNCIL  
AFFIDAVIT OF AUTHORIZATION  
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Grace Morris, have been duly authorized by  
(name of individual)

Association of Community Services (ACS) to deliver testimony to the  
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB55 to express the organization's  
(bill or resolution number)

support for / opposition to / request to amend this legislation.  
(Please circle one.)

Printed Name: Grace Morris

Signature: Grace Morris

Date: 7/16/18

Organization: Association of Community Services

Organization Address: 9770 Petuxent woods Drive  
Columbia, MD 21046

Number of Members: 200+

Name of Chair/President: Grace Morris

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*



**Statement in support of Howard County Council Bill 55-2018 by Rick Robinson**

**On behalf of the Manufactured Housing Institute and the Maryland Manufactured Housing Association**

**July 16, 2018**

Good evening

My name is Rick Robinson. I am General Counsel and Senior Vice President for State and Local Affairs at the Manufactured Housing Institute, a national trade association located in Arlington, Virginia. For your reference, MHI is the only national trade organization representing all segments of the factory-built housing industry. MHI members include home builders, retailers, community operators, lenders, suppliers and affiliated state organizations.

The Maryland Manufactured Housing Association is one of those affiliated state organizations. As part of my duties at MHI, I am the registered lobbyist for our Maryland affiliate organization.

While MHI represents all aspects of the manufactured housing industry, it is not our members I am representing here tonight. Instead, I am here to voice our support of this legislation on behalf of the many residents of Howard County that rely upon manufactured housing as their affordable housing solution.

As background, you should know that 22 million Americans live in factory-built homes. Every year, ten percent of new home starts in America are manufactured homes.

For people interested in buying a home, manufactured homes are the most affordable homeownership option available. According to US Census data, manufactured homes can cost half as much per square foot to build than site-built houses. The cost to buy a manufactured home averages about \$70,600, compared with \$286,000 for a single-family site-built home, not including land costs.

And, relative to this legislation, here is the most important fact for you to know. Those who live in manufactured housing have a median household income of just under \$30,000 per year.

Removing this surtax on the only form of unsubsidized affordable housing in Howard County will have a nominal impact on the county's annual revenue but will alternatively have a huge impact on the lives of those living in factory-built homes.

I've attached a fact-sheet about manufactured homes and the Federal code to which they are constructed that I think will answer many questions you have about these homes and how they provide affordable housing in Howard County.

I urge you to support the working-class families of Howard County living in manufactured homes and vote for 55-2018.



## Manufactured Housing is Affordable Housing in Howard County

**In Howard County workers are struggling to make ends meet, and the cost of housing is part of the problem. Did you know that manufactured housing is a major part of the solution?**

Since June 1976, manufactured homes have been built to the Department of Housing and Urban Development's *Manufactured Home Construction Safety Standards*. The "HUD Code" is a robust, federally preemptive enforcement code regulating the design, construction and installation of manufactured homes assuring their quality, durability, affordability and safety.

### Quality, State of the Art Construction

- Built to strict standards for health and safety
- Energy Standards for cooling, heating and air quality
- Product innovations such as green building, ductless heat pumps, smoke detectors, etc.
- Homes are permanently sited in accordance with federal, state and local regulations



### Stringent Fire and Safety Standards

- Egress windows in ALL bedrooms
- Smoke detectors
- Two exit doors
- Strict flame spread requirements



### Prices and Designs to Meet ALL Housing Needs

- Critical source of affordable housing
- Great option for first-time homebuyers, workers and retirees

The HUD Code is stricter on fire safety and wind construction standards than the building code adopted in most American communities. A study by the National Fire Protection Association (NFPA) indicated today's manufactured homes have fewer fires and lower fire injury and fatality rates than site-built homes. Additionally, a 2014 study by the Insurance Institute for Business & Home Safety (IBHS) found that manufactured homes performed better at high winds than traditional site-built homes. The HUD Code can be found at 24 CFR Part 3280.



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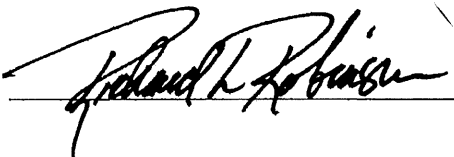
I, Richard "Rick" Robinson, have been duly authorized by  
*(name of individual)*

Manufactured Housing Institute/Maryland Manufactured Housing Assn to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding Bill 55-2018 to express the organization's  
*(bill or resolution number)*

support for / opposition to / request to amend this legislation.  
*(Please circle one.)*

Printed Name: Richard Robinson

Signature: 

Date: July 16, 2018

Organization: Manufactured Housing Institute/Maryland Manufactured Housing Assn.

Organization Address: MHI, 1655 Ft Myer Dr., #200, Arlington VA  
MD, P.O. Box 78, Pinto, MD 21556

Number of Members: 850 NATIONALLY

Name of Chair/President: MD: Lee Sullivan; MHI Dick Jennison

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.*