

From: Amy Lamke <amylou1238@yahoo.com>
Sent: Monday, March 4, 2019 7:48 PM
To: CouncilMail; louannp@aol.com
Cc: lgpathiaf@gmail.com; pyrojoe@pyrojoe.com
Subject: Re: Elimination of Mobile Home Site Rental Tax

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Thank you LouAnn.

Your letter is a thing of beauty ... really great linking the article - very impactful!

I will get in touch this week to strategize on getting the word out for turnout! :D

Thanks,
Amy <><

On Monday, March 4, 2019, 7:46:29 AM EST, louannp@aol.com <louannp@aol.com> wrote:

Dear County Council Members,

This is to support the recommendation that the Mobile Home Site Rental Tax be overturned. It was eliminated in Anne Arundel County in 2017 and in Baltimore County in 2018.

Mobile homes are looked at as a means of affordable housing, however, we sometimes live in a state of unknowns. One example is there are no state or county rent control protections making us beholden to the whims of the owners. Last year my rent increased 7%. As a comparison Montgomery County has a voluntary rent increase of 1.5% for 2019 (down from 3.1% in 2018) and Takoma Park's is 1.8%.

Additionally, some residents are afraid to speak out on issues fearing reprisals from the owners. This was witnessed last year when we tried to solicit support for the tax removal, as some thought it would upset the park owners. Others worry about the park being sold, which would perhaps bring significant increases in rent, or being closed leaving them without a means or the finances to relocate. People with a fixed income face ever increasing costs of living, while income remains flat.

There is a tendency to compare the lower rent that mobile home owners pay to the cost of renting an apartment. Apartment dwellers do not have to pay for new roofs, replacement of heating/air conditioning units and major appliances, nor do they have to invest in equipment such as lawn mowers to keep up the owners' property. Also, some apartment dwellers do not have to pay their own utilities, such as water, electricity and gas.

The elimination of the Mobile Home Site Rental Tax will help us meet our bills or at least help us absorb the next rent increase.

An interesting article, *A billion-dollar empire of mobile homes*, appeared in the Washington Post, February 14, 2019, which pointed out the plight of mobile home residents, though not specifically Maryland. It reported on how an equity firm saw a return on their investment of 30% 2017 over 2016 with most of the revenue coming from "increasing home rental rates." According to a resident of one of their parks, "They prey on people who can't afford land, people who can't move. They are taking advantage of – I wouldn't say poor people – but working people. Where do you think their profits come

from." It also cites that folks live in homes where the floors buckle, the ceilings (like mine) crack, the doors don't shut right and the homes are sinking. The article can be found at:

https://www.washingtonpost.com/business/economy/a-billion-dollar-empire-made-of-mobile-homes/2019/02/14/ac687342-2b0b-11e9-b2fc-721718903bfc_story.html?noredirect=on&utm_term=.fda6d53b25c7

Thank you for your assistance in this regard.

Lou Ann Prosack
8336 Darkwood Court
Jessup Md.

From: louannp@aol.com
Sent: Monday, March 4, 2019 7:46 AM
To: CouncilMail
Cc: lgpathiaf@gmail.com; pyrojoe@pyrojoe.com; amyLou1238@yahoo.com
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