



SB 746- Manufactured Homes – Conversion to Real Property and Sale of Manufactured Housing Communities
(Manufactured Housing Modernization Act)
Senate Judicial Proceedings Committee
February 28th, 2023
SUPPORT

Chairman Smith, Vice-Chair, and members of the committee, thank you for the opportunity to submit testimony in support of Senate Bill 746. This bill will give residents a fair notice that their manufactured community is up for sale. This will give the community the chance to place an offer on the property.

The CASH Campaign of Maryland promotes economic advancement for low-to-moderate income individuals and families in Baltimore and across Maryland. CASH accomplishes its mission through operating a portfolio of direct service programs, building organizational and field capacity, and leading policy and advocacy initiatives to strengthen family economic stability. CASH and its partners across the state achieve this by providing free tax preparation services through the IRS program ‘VITA’, offering free financial education and coaching, and engaging in policy research and advocacy. **Almost 4,000 of CASH’s tax preparation clients earn less than \$10,000 annually. More than half earn less than \$20,000.**

Manufactured homes, more commonly known as mobile homes, are a vital component of affordable housing solutions. Also, they have a smaller environmental footprint than traditional homes. Nationally and statewide, there is a huge shortage of affordable housing for low-income families. According to the National Low Income Housing Coalition (NLIHC), Maryland has a deficit of over 130,000 affordable housing units. 39% of low-income and 86% of extremely low-income households are cost burdened to due housing expenses.¹ Cost burden is when a household is spending more than 30% of their income on housing expenses.

Residents own their homes but not the land under their homes. **This means residents in manufactured communities are vulnerable to housing insecurity.** Households that experience housing insecurity have trouble finding safe and affordable housing, access to food and other essentials, and will experience a distribution in school and work. Property owners can sell the land and force residents to move, or they face paying higher rents. Unfortunately, these residents have few protections that will allow them to stay in their community and avoid an economic crisis.

SB 746 provides low-income residents who live in manufactured communities the opportunity to remain in their homes or receive adequate notice about the sale of the community. This will allow residents to leave in a sustainable and dignified manner. This bill increases transparency for residents, informs government officials, and provides the opportunity for the residents to work together to develop a competitive offer that the seller must consider in good faith.

For these reasons, we encourage you to return a favorable report for SB 746.

¹ [NLIHC, Maryland 2019](#)