



Sun Communities, Inc.

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Geoff Luxenberg, Co-Chair, District 12
Marilyn Moore, Co-Chair, District S22
Tony Scott, Ranking Member, District 112
Rob Sampson, Ranking Member, District S16
Maryam Khan, Vice Chair, District 5
Matthew Lesser, Vice Chair, District S09
John Fonfara, Member, District S01
Jan Hochadel, Member, District S13
Kevin Brown, Member, District 56
Larry Butler, Member, District 72
Minnie Gonzalez, Member, District 3
Kadeem Roberts, Member, District 137
Joe Polletta, Member, District 68
Steve Weir, Member, District 55
Joseph Zullo, Member, District 99

Dear 2024 Housing Committee Members:

Thank you for allowing me to submit testimony in regards to the public hearing on the proposed HB 143 – An Act Concerning Eviction for Cause – and HB 5156 – An Act Requiring Notices of Rent Increases.

I represent Sun Communities, which is a member of the Connecticut Manufactured Housing Association, and which has a nearly 50 year history of owning and operating MH communities across the country, including currently 15 beautiful age-restricted MH communities here in Connecticut with nearly 1,900 total sites that I oversee directly. While we understand the intention of this legislation is to protect Connecticut’s tenant population, especially those on limited or fixed incomes, similar to the “rent cap” proposals raised by the General Assembly in 2023, the actual impact of these proposed Bills will be to inadvertently harm the very individuals it looks to protect. I am also Vice President for the Connecticut Manufactured Housing Association and a life-long resident of Connecticut.

By broadly and generally limiting the legal remedies available to a property for a tenant’s violation of a lease agreement (through nonpayment of rent, violation of lease terms or community rules, or otherwise), these Bills will undoubtedly create circumstances that put other community residents in undesirable situations, if not dangerous ones. In addition, these Bills will also serve to stifle landlords and investors desire to invest and reinvest both in the State of Connecticut or their individual communities. Lastly, the manner in which these Bills are drafted, including the ambiguity of undefined terms like “fair and equitable,” are necessarily going to create inequitable applications of this standard, contradicting the Bills’ very intent.

While we understand that bad actors exist in all industries, effective solutions need to stem from a comprehensive understanding of an industry’s inner-workings, they need to be very well thought through and very clearly implemented, and not motivated simply by a desire to be able to claim that “something” has been done.

Unfortunately, for the reasons stated above and in our testimony at the 2023 hearing, which clearly described the more effective and efficient avenues available to the Committee to pursue protections for tenants and rising inflation, the proposed Bills fail to meet this standard.

For these reasons, we would like to register our opposition to H.B. 143 and H.B. 5156.

Thank you for your time and consideration in allowing Sun to submit this testimony. Attainable housing is an important resource and it is one that Connecticut, as well as every state, needs more, not less of. As a life-long resident of Connecticut, I hope you will appreciate my concerns and I would be happy to answer any questions or follow-up you may have or assist as a resource in helping to find the best way to provide and improve attainable housing options for the wonderful residents of Connecticut.

Thank you for your time.

Sincerely,

Michael Kane

Michael Kane
Regional Vice President of Sun Communities, Inc.
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