

Name: Manufactured Housing Community Owner

Date: 10/21/2022

ADM File Number: 2020-08

Comment:

The law of unintended consequences is playing out as I write. Administrative Order 2020-17 (AO 2020-17) is reducing the availability, and increasing the price, of affordable housing by allowing tenants to occupy property without paying rent. As a landlord, it is already in our best interest to work with residents that are making legitimate efforts to pay. We do not want to see families displaced, and evictions are costly for the landlord too. Unfortunately, some residents are "gaming the system", using the court system as a sword instead of a shield. The Court should decline to make AO 2020-17 permanent and should instead follow the Summary Proceedings Act and Michigan Court Rules in place for decades before AO 2020-17. Failure to do so will further discourage investment in affordable housing units in the state, thereby increasing the problem.

We currently have a backlog of more than a hundred qualified applicants looking for affordable housing in our communities, but cannot provide housing because existing residents, that have made no effort to pay rent, are abusing the court system to live rent free. The attitude of some residents seems to be "why pay rent when the courts will let me live here without paying?" The Court may have good intentions, but it is hurting families seeking affordable housing.

Sincerely,

Owner/Operator of 14 manufactured housing communities in MI