

Subject: Letter to Oak Point Residents - House Bill 1302

From: "Eric Hurt" <mail@notify.onecallnow.com>

Date: 6/21/2024, 3:30 PM

Notification from: **Oak Point**

Dear Oak Point Resident,

Some of you may be aware that the Oak Point Homeowners Alliance has posted a message on its website from the Manufactured Home Federation of Massachusetts that urges all Oak Point residents to oppose House Bill 1302, which would amend Section 32L(2) of the Manufactured Housing Act. Hometown supports this bill, and some of you may be curious about why. Our perspective is summarized in our testimony to the Legislature on H.1302, which can be reviewed in the attached file provided with the email.

In our view, H.1302 would promote community stability and protect the long-term interests of homeowners, community operators, and local rent control boards alike, on a statewide basis. As we see it, H.1302 would clarify the original legislative intent of Section 32L(2), following the Supreme Judicial Court's decision in the Blake case.

How would H.1302 impact Oak Point? If enacted, H.1302 would clarify the law on rent setting, reducing the need for costly and divisive litigation like the case now ongoing at Oak Point. H.1302 would do nothing to change the agreed-upon rent rates in the existing Oak Point home site agreements, and H.1302 would allow the Town of Middleborough to keep its longstanding rent control rules.

As always, if you have any questions or would like to express your own opinions to Hometown, we would be happy to hear from you. In any event, we recognize that residents' attention to matters of common concern is a big part of what makes Oak Point such a great community.

Sincerely,

Kyle Howieson
Regional Manager

[Attachment](#)
