



NEW YORK STATE SENATOR

Jen Metzger

Senator Metzger Calls on RHP Properties to Address Maintenance Issues, Refrain from Lot Rent Increases for Huguenot Estates during COVID-19

JEN METZGER September 14, 2020

| ISSUE: **MANUFACTURED HOME PARKS, RENT INCREASES, HUGUENOT ESTATES**



Town of Deerpark, NY... Senator Jen Metzger (SD-42) today stood with residents of Huguenot Estates at a press conference opposing a 4.34% lot rent increase by RHP Properties for Huguenot Estates during a pandemic and calling on the company to address maintenance issues. RHP Properties, a Michigan-based company, is the largest owner of manufactured-home communities in the country.

The 42nd State Senate District represented by Metzger is a largely rural district in the Hudson Valley and Catskills where manufactured housing communities are one of the main affordable housing options available for seniors, veterans, and other individuals and families living on a fixed or modest income. Today Legal Services of the Hudson Valley and Huguenot Estates residents joined Senator Metzger to publicly share their stories of routine dismissive practices at the hands of RHP, including resident Aurora Houck whose family has been living with an odorous broken septic pipe for almost a year.

After hearing residents' accounts of RHP's unresponsiveness to residents' complaints and the company's announced lot rent increase, Senator Metzger [wrote a letter to RHP CEO Joel Brown](#), co-signed by Senators James Skoufis and David Carlucci, calling the company out on its management practices and urging the company not to increase the lot rent. RHP Properties owns five manufactured home communities in the three Senators' districts.

"When RHP Properties informed residents it would raise the lot rent yet again, this time by 4.34%, they justifiably ask, on what basis?," **said Senator Metzger.** "Particularly at a time when many are already struggling financially, such an increase is unacceptable. I am here with Huguenot Estates residents to demand more attention be paid to their complaints, and for the rent to be frozen during the challenging time."

In 2019, Senator Metzger introduced a bill to protect manufactured homeowners from excessive lot rent increases, and was able to get a cap on increases and other protections for these communities in the 2019 Housing Stability and Community Protection Act. While this was an important victory for residents of these communities, some communities continue to face challenges, such as poor maintenance. This is a major problem in Huguenot Estates, where residents have reached out to Senator Metzger's office directly for help.

Jen Metzger represents the 42nd Senate District, which includes all of Sullivan County and parts of Delaware, Orange, and Ulster Counties. Senator Metzger serves as Chair of the Agriculture Committee

and sits on the Environmental Conservation, Education, Health, Energy and Telecommunications, Local Government, Women's Issues, Domestic Animal Welfare, and Legislative Commission on Rural Resources Committees.

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RELATED LEGISLATION

2019-S6242

- Introduced

- ◦ In Committee Assembly
 - In Committee Senate

- ◦ On Floor Calendar Assembly
 - On Floor Calendar Senate

- ◦ Passed Assembly
 - Passed Senate

- Delivered to Governor

- Signed By Governor

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Relates to rent increase in manufactured home parks

May 29, 2019

In Senate Committee **Housing, Construction and Community Development**

Sponsored by **Jen Metzger**

Do you support this bill?