

Sponsor Statement for House Bill 11
Mobile Home Park Eviction Notice

**An Act relating to required notice of eviction to the dwellers, tenants,
and owners of mobile homes in mobile home parks before
redevelopment of the park.**

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In July 2000 an Anchorage rezoning decision evicted 220 lower-income mobile home owners and their families. This change created both a net loss of mobile home spaces as well as a decrease in available lower income housing. As Anchorage has grown, areas once considered marginal for development have become more desirable.

As the specter of rezoning was raised in the spring of 2000, Archbishop Francis Hurley and United Way Director Dennis McMillan formed a task force to address how relocations of mobile home communities impact the larger community of Anchorage. The "Anchorage Response to Manufactured Housing Community Relocation" Task Force Report prepared an unbiased report for the Anchorage Assembly. HB 11 addresses the task force's legislative action recommendations.

Current state law provides for 180 days notice before eviction, but no provision for moving expenses. Fortunately, recent purchasers of mobile home communities in Anchorage provided some moving allowance, but it is not clear that a future purchaser would be as generous.

HB 11 updates the Alaska Landlord Tenant Act to accommodate the needs of mobile home community members by changing the Notice to Quit requirement from 180 days to 365. A 180 day notice may still be given, but the mobile home park owner or operator will then be required to help relocate the mobile home and pay the actual cost of relocation, not to exceed \$5,000. The additional notice is intended to allow the displaced residents opportunity to find a new space for their mobile home, or save up the deposit and other fees before moving elsewhere.

I ask for your support and assistance in swift passage of this important piece of legislation.