

**COMMONWEALTH OF MASSACHUSETTS
MANUFACTURED HOMES COMMISSION**

Public Meeting Minutes

Meeting of March 18, 2026

Members Present:

Ethan Mascoop, Chair
Sandra L. Overlock
Paula Fay
Oliver L. Stark

Members Absent:

Jeffrey W. Hallahan
Ellen Peterson

Others Present:

Michael Turi, Assistant Attorney General and Deputy Division Chief, Office of the Attorney General

Call to Order: The Chair, Commissioner Mascoop, convened the virtual public meeting via Zoom at 1:02 p.m.

The Chair called the meeting to order, starting with a roll call. A quorum was established.

Meeting Minutes: The Commission voted to adopt the modified¹ minutes of the Commission meeting held on March 5, 2026.

Legislative Updates: The Commission continued its discussion regarding Senate Bill No. 2828. Because Commissioner Hallihan was unable to attend, he emailed the Chair regarding his stance on the pending legislation, which the Chair read aloud. Commissioner Hallihan's email provided, in relevant part:

I have reviewed the Bill, and like the other Commission Members cannot support it, particularly the [rent control] provisions. I can support Section 23 (Homeowners' Insurance Commission), and can conditionally support the Section concerning uniform water rates for MH Communities.

The Commission discussed the letter drafted by the Chair in support and in opposition to portions of the bill. The draft letter is attached to these minutes. The Commission discussed legislative process, noting that it was aware it may have missed the opportunity to provide public comment and that it is unclear whether portions of the bill could be passed or rejected separately. Commissioner Overlock, however, noted that a representative of Senator Cyr indicated they are awaiting a letter from the Commission. The Chair noted that the comment letter should be addressed to or cc other legislators.

¹ The Chair asked that the minutes be modified to reflect that the Boston University students in attendance are students at the Boston University School of Public Health.

The Commission then discussed the bill, section by section, to determine which sections it would support and which sections it would oppose.²

Sections 1, 20, 22: The Commission expressed opposition. Issues were raised regarding the makeup of the Commission and the proposed Dispute Resolution Body. Commission members raised concerns with attorney representatives on the Commission not fully representing interests of residents, as well as concerns regarding potential conflicts of interests.

Section 2: The Commission expressed support of training but discussed issues regarding voluntary nature of the proposed training program and expressed a desire for trainings to be available to the public.

Section 3, 6, 7, 9: The Commission expressed opposition, noting concerns regarding the fund's applicability to resident-owned communities. Further, these communities may not benefit from the dispute resolution program. The Commission opposed the licensing fee being raised and changed to a per-lot fee, noting concerns of potential financial hardship.

Sections 4, 5: The Commission has members who support local option rent control and others who oppose it.

Section 8: The Commission opposes this section because boards of health can issue or revoke a permit, but if a permit is revoked, residents could face eviction. It is the Commission's view that boards of health should be empowered to amend or include conditions for permits.

Section 10: The Commission expressed opposition.

Sections 11, 13, 16: The Commission generally expressed approval.

Sections 12, 19: Technical, non-substantive amendments.

Section 14: The Commission expressed opposition. It raised concerns that the proposed language does not specify which municipal government body is responsible for issuing discontinuance permits.

Section 15: The Commission had no comments on this section.

Section 17: The Commission expressed opposition, noting the proposed change to the definition of "manufactured home," in G.L. c. 140, § 32Q, would remove the requirement that they be "built in conformance to the National Manufactured Home Construction and Safety Standards." Concerns were also raised that this definitional change could create tax issues between manufactured homes and modular homes.

Section 18: The Commission expressed support for changes that strengthen residents' right of first refusal to purchase their communities upon sale.

Section 21: The Commission did not discuss this section at this meeting. Commissioner Hallihan's email noted conditional support.

² The section summaries are general and not reflective of any one Commissioner; two Commissioners were not in attendance and Commissioner Stark reiterated that the Executive Office of Housing and Livable Communities is remaining neutral on the bill at this time.

Section 23: The Commission is supportive of a special commission to investigate homeowners' insurance for manufactured and mobile homes.

Given the time constraints of providing feedback to the Legislature, the Commission opted not to hold another special meeting on the bill and instead voted to authorize the Chair to draft and submit a letter in partial support and partial opposition that takes into consideration the Commissioners' views and the Commissions' discussions across its last three public meetings. Commissioner Stark requested that the letter come from the Commission as a whole, rather than from individual Commissioners.

Scheduling: The Commission agreed to hold its next quarterly meeting virtually via Zoom on April 21, 2026, from 10:30 a.m. to 12:30 p.m. The Chair expressed interest in keeping a hybrid format for future meetings, noting the benefits of in-person attendance.

The Chair adjourned the public meeting at 3:11 p.m.

List of Documents Used by the Commission at the Public Meeting

1. Agenda
2. The Chair's draft letter in response to Senate Bill 2828.

The above minutes were presented to the Manufactured Homes Commission and adopted by a majority of members present at the Commission's meeting on April 21, 2026.

Oliver L. Stark

Oliver L. Stark, Secretary
Manufactured Homes Commission