

**COMMONWEALTH OF MASSACHUSETTS
MANUFACTURED HOMES COMMISSION**

Public Meeting Minutes

Meeting of February 11, 2026

Members Present:

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

Members Absent:

Jeffrey W. Hallahan

Others Present:

Nora Gosselin, Director of Resident Acquisitions, Cooperative Development Institute
Jason Brady, New England Resident-Owned Communities Regional Manager,
Cooperative Development Institute

Call to Order: The Chair, Commissioner Mascoop, convened the virtual public meeting via Zoom at 1:32 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 minutes of the Commission meeting held on January 20, 2026.

Annual Reports: The Commission agreed to defer a vote on the annual reports until its next meeting.

Legislative Updates: The Chair reported that, according to the Legislature's website, Senate Bill No. 2828 was referred to the Senate Committee on Ways and Means on February 9, 2026. Commissioner Peterson reported that this is a necessary step before the bill gets to the Senate floor, but it is not guaranteed that the bill will get a vote during the current legislative session, which ends in July. Further, Commissioner Peterson reported that there will likely be no hearings before that Committee, so any testimony regarding the bill would need to be submitted in writing.

The Chair shared a PowerPoint presentation entitled *Summary of Senate Bill 2828 An Act Relative to Manufactured Housing Communities*, which is attached to these minutes, below. The Chair presented an overview of the bill and discussed statutory changes that include: a reconfiguration of the Commission membership and the Commission's scope; an update to the statutory definition of manufactured homes; changes to rent control board statute; changes to community licensing and fees; establishment of a Manufactured Housing Trust Fund; a new dispute resolution program; new uniform billing rate for municipal water; updates to community rule review process; updates to change of use or

discontinuance requirements; and the creation of an insurance commission. Further, the Chair's presentation summarized some potential issues with the bill as written.

Commission members and members of the public had an extensive discussion of the impact of the bill, particularly regarding the reconfigured membership of the Commission. Questions and issues were raised regarding: whether there is sufficient funding for the proposed mediation/dispute resolution program; whether there is sufficient public input; and whether the mediation/public resolution program has sufficient funding and enforcement mechanisms.

Representatives from the Cooperative Development Institute (CDI) indicated CDI's support for the bill's changes that strengthen community residents' right of first refusal to purchase the community upon sale, under G.L. c. 140, § 32R. It was suggested that CDI would be supportive of legislative amendments regarding discontinuance and Section 32R if those pieces of legislation could be removed from the bill and voted on separately.

The Commission decided that Commission members would submit written feedback to the Chair, who will then compile the comments into a draft letter to the legislature with its recommendations. The Chair encouraged members of the public to also reach out to provide input. The Commission intends to vote on whether to submit a letter to the legislature at its next meeting. Commissioner Stark reported that, at this time, the Executive Office of Housing and Livable Communities is not taking a position on the legislation. Commissioner Peterson reported that the Office of the Attorney General has expressed to the Legislature support on the aspects of the bill that reform the following: Commission, rule review process, right of first refusal, and discontinuances.

The Commission intends to hold an additional special meeting to continue discussing this bill. The Commission generally agreed that it should invite the sponsors of the bill, or their designees, to discuss the bill at the Commission's next special meeting.

Scheduling: The Commission agreed to hold a special meeting virtually via Zoom on March 5, 2026.

The Chair adjourned the public meeting at 3:32 p.m.

List of Documents Used by the Commission at the Public Meeting

1. Agenda
2. Draft minutes of the meeting held on January 20, 2026.
3. Presentation: *Summary of Senate Bill 2828 An Act Relative to Manufactured Housing Communities*, Ethan Mascoop, Chair, Manufactured Homes Commission (February 11, 2026).

The above minutes were presented to the Manufactured Homes Commission and adopted by a majority of members present at the Commission's meeting on March 5, 2026.



Oliver L. Stark, Secretary
Manufactured Homes Commission

Summary of Senate Bill 2828

An action relative to manufactured housing communities

Updated Manufactured Homes Commission

Current Membership	Proposed Membership
Resident	Resident
Owner	Owner
Unspecified member	Attorney (appointed by governor)
Unspecified member	Attorney (appointed by EO of H&LC)
Unspecified member	Attorney (appointed by the AG)
Ex-officio: Secretary of EO of H&LC	
Ex-officio: Attorney General	

From SECTION 1 of Bill

Updated Scope of Manufactured Homes Commission

Current Scope (MGL Ch. 6, Sec. 108)

- Identify issues pertaining to MHCs
- Develop recommendations
- Recommend zoning standards
- Taxation recommendations
- Receive complaints and make recommendations

Proposed Scope (Section 32T)

- Dispute Resolution Program
 - File complaint with AGO
 - AG may take action or refer to Commission
 - 1 Commission member assigned to mediate
 - If parties fail to agree – commission hearing.
 - Hearing held with 3 commissioners.
 - No other responsibilities or duties

From SECTION 20 of Bill

Updated Manufactured Homes Definition

- **No longer includes the following in the definition:**
“built in conformance to the National Manufactured Home Construction and Safety Standards”

From SECTION 17 of Bill

Outline for Rent Control Boards

- **Rent Control Boards (Manufactured Housing Boards) can be established**
- **Optional training provided by EO of H&LC or designee**
- **12-month hold on rent rate**
- **Rent determination based on Chained Consumer Price Index for All Urban Consumers (C-CPI-UC)**
- **Outlines 7 situations which merit increase or decrease in rent**

From SECTIONS 2, 4 and 5 of Bill

Changes to Licensing and Fees

- **Licensing Fee System**
 - **Current: \$50 fee per community**
 - **Proposed: \$10-20 fee per lot**

- **The Board of Health may suspend or revoke licenses after a hearing and advanced notice given**

From SECTIONS 6-8 of Bill

Fee Allocation and New Manufactured Housing Trust Fund

The Commission's New Manufactured Housing Trust Fund

- **Receives revenue from 80% of licensing fees**
- **Funds used for a new Dispute Resolution program**
- **Annual reports provided to legislature**

Municipality

- **Receives revenue from 20% of licensing fees**

From SECTIONS 3 and 9 of Bill

New Dispute Resolution Program

- **The Attorney General will review each complaint filed**
- **\$25 fee for hearings with the Manufactured Homes Commission**
- **The program has limited power and jurisdiction**

From SECTION 20 of Bill

New Uniform Billing Rate for Municipal Water

- **Municipalities can create a separate uniform billing rate for municipal water service supplied to manufactured housing communities**

From SECTION 21 of Bill

Updated Community Regulations

- **Owner cannot restrict the residents' choice of suppliers (for fuel, goods, services) as long as the suppliers and residents follow code**
- **Process for updates to community rules**
 - **90-day review period. Otherwise deemed approved automatically**
 - **Submitted for review 90 days (not 60) before the effective date.**
 - **Distributed to residents 60 days (not 30) before the effective date.**

From SECTIONS 10-13 of Bill

Other Updates to Legal Processes

- **Sale or lease of community**
 - **Notifications 60 days (not 45) before it occurs**
 - **A majority of homeowners can exercise their right for first refusal, draft of purchase agreement, and a matching offer price (but no more than 1% of purchase price)**
 - **Noncompliant sellers subject to civil penalty and fines**
- **Lease amendments distributed at least 60 days (not 30) before effect**

From SECTIONS 16 and 18 of Bill

Updates to Change of Use or Discontinuance

- **Owner must obtain “a permit from a government board, commission or body of a city or town in which the community is located”**
- **Owner must give residents 15 days advanced notice**

From SECTIONS 14 and 15 of Bill

Creation of Insurance Commission

- **Proposal for a new special commission to investigate homeowners' insurance**

From SECTION 23 of Bill

Summary of Issues with Current Bill

- **Attorney dominant membership without involvement from public.**
- **No representation from DPH or local BOH – Sanitary Code, inspections and licensure.**
- **One attorney “with experience in legal issues regarding manufactured housing, landlord-tenant law or real estate law...” Is real estate law relevant?**
- **Remediation negotiations do not discuss rights that residents give up with remediation. Community member representation not included.**
- **Is the rent control board training sufficient? Why not required?**
- **Should include consideration for “substantial deterioration” and unmet repairs**

Summary of Issues with Current Bill

- **Vagueness around who will issue discontinuance permits**
- **Insurance commission should consider flood zones**
- **The current commission's mission has been an expansive scope of improving manufactured housing. Will a remediation-focused commission be able to address these broader, systemic issues rather than individual complaints?**
- **Does this bill meet the goals of the commission?**

Summary of Issues with Current Bill Housing Trust Fund

- Fund the dispute resolution program.
- Expected amount to be collected annually?
- \$10 - \$20 per parcel.
- Approximately 35,000 residents in MHCs – perhaps 20,000 – 25,000 parcels?
- Would it adequately cover attorney expenses for mediation.

Summary of Issues with Current Bill Change Of Use Or Discontinuance

- **Must obtain “a permit from a governmental board, commission or body of the city or town in which the community is located” – very vague and can be abused.**
- **Must give notice to homeowners in park – no mention of renters of homes in the parks.**

Summary of Issues with Current Bill Dispute Resolution Program

- **If conducted at AG – is it public information/process?**
- **If referred to Dispute Resolution Program – one member of commission is assigned to resolve dispute. What part of the process is public?**
- **No representation for residents of parks during the process?**
- **No process or procedure to determine if complaints are common throughout the state?**
- **Does this process set precedent? If both parties are satisfied – are the agreements/decisions public?**
- **Can the mediation process supersede or circumvent minimum standards for human habitation, environmental laws (for example 21E/oil cleanup), or other related standards?**

LESSONS LEARNED

- **Lee's Trailer Park, Revere – Sale and discontinuance, no site-visit until too late. Split between resident owned and rented – unique challenges, mediation and representation?**
- **Flood and other emergencies –**
- **On-site visits are critical to understand conditions, needs, concerns, etc.**
- **Observing rent control procedures – North Reading then goes to Selectboard, Middleborough – Selectboard/BOH/Rent Control...training**
- **Risk of development of MHCs in MBTA communities**
- **Environmental hazards – Plymouth oil tank spill/cleanup, not resolved in timely manner (over 12 months)**
- **Mediation and conflict resolution – will there be transparency, representation for residents, what if renters and homeowners have different concerns?**

OPPORTUNITIES TO LEARN AND SHARE

- **Connecticut – if a park license is suspended, the owner cannot collect rent until the park meets licensing requirements (conditions, hazards, etc.)**
- **Reduce reliance on fossil fuels – Vermont has an active program to encourage and assist parks to non-fossil fuel sources. A recent study in Oregon showed a substantial reduction in energy costs when homes were on solar energy.**
- **Suggestions from Peabody BOH to explore creating requirements to require periodic inspections of infrastructure by qualified experts to certify and comply with Sanitary Code standards.**
- **Opportunity to discuss concerns and issues with park residents raises concerns that are not likely to rise to a complaint level – e.g. water metering, oil tanks, inadequate response from BOH, ability to share with other park residents throughout the state.**