

Thank you for allowing me to come here and talk about the housing issues in the Williston and Williams county areas. I realize that we have many new apartments going up and the rents are still very high but with the supply and demand hopefully those rents will level out soon but the other issues we have in the area are the fact that out of state companies are coming in and buying up older apartments and mobile home parks and doubling the rents, sometimes tripling them.

Schatz mobile home park, approximately 124 lots, about 9.5 acres fair market value around \$800,000 (eight hundred thousand dollars) but yet it sold for \$6.5 million dollars. Lot rent went from \$350 to \$750 a month

FM mobile home park, approximately 178 lots, sold for about 10 million with a morgage of 8 million through Artemis Realty Capitol. First warranty deed was to Sound Capital Corp, Braeden Criddle and then was transferred to ReNUE Properties, Michael Christiansen. Lot rent went from \$300 to \$850 a month. There supposedly was a signed contract to hold the rent at the current price for 5 years, and now perhaps a breach of contract.

Glenn Villa mobile home park, approximately 109 lots, warranty deed for \$7 million with a morgage from Artemis Realty Capitol for \$5.18 million.

Elm Estates: Larry moved, elderly disabled vet and native american had to move and give away his trailer.

A gentleman passed away, his wife had to move within 10 days because she couldn't pay the lot rent. Her empty mobile home is still there and a couple homeless people had been caught staying in it.

Trees are falling because of a storm and management says it's their issue..

not managements.

FM: new trailers are moving in and sold for \$75,000 plus \$850 lot rent or renting out for \$2,500 to \$2,800 a month.

JoAnn and Ernie: 76 yrs and still working, Ernie was sick and they had to use savings.

Melissa: single mom, works three days a week and can't afford lot rent but makes too much money to apply for help.

Mom's story ...

East Dakota Parkway: Sandra lived in a 400 square foot efficiency apartment for \$600, earlier this year rent went to \$1,050 and will be going to \$1,200 in Oct. They have to move because there is mold all over in the apartment complex and management is simply painting over things. There are around 9 older apartments that have been purchased by a company in New York, most of the them for millions of dollars.

Century Apartments: Phyllis had to move because she couldn't find an apartment in Williston, she now lives in Stanley. She was paying \$500 many years ago, the apartment rent now is around \$1400 a month.

Williston needs low income housing .. people who are working in the service areas .. have had housing built with the Housing Incentive fund but that's not enough ... the people who are sustaining the community working in the groc stores ... restaurants, gas stations ... are surviving by sharing apartments ... in our housing survey done in Feb of this year out of 378 people 265 are living with roommates. Out of those 265 ... 175 people live with anywhere from 2 to 6 roommates. Two people were living with 9 roommates, and two other people were living with 13 and 15 roommates.

I would ask the committee to please look into the housing issues for the elderly and low income because we are losing these people and they don't deserve this. Thank you for your time.

Because of the high rent costs there is no place for these people to go since even paying \$850 a month for lot rent is cheaper than paying what the local rents are going for ... not to mention that the cost of moving a mobile home is rather expensive.

In talking with Liechty Mobile Homes in Minot .. I was told it's an impossible situation regarding the mobile home parks especially in the Williston area. Trade in's are acceptable when buying a new mobile home but most courts will not allow older homes to come into the court. The cost of moving mobile homes is costly ... a single home costs \$500 to hook up to it plus \$7 a mile, while a double wide costs \$5000 to take a part ... \$1000 to hook up to it plus \$14 a mile. I was also told that it's not really feasible to move the mobile homes especially the older ones. I was also told that they've only moved a couple mobile homes in 3 years.

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