

COMMONWEALTH OF MASSACHUSETTS
TOWN OF ROCKLAND RENT CONTROL BOARD

IN MATTER OF RENT ADJUSTMENT PETITIONS AND	)
CERTIFICATES OF EVICTION FOR HOMETOWN	)
LEISUREWOODS L.L.C, AND HOMETOWN AMERICA	)
MANAGEMENT, L.L.C.	)
	)
PETITIONERS	)
	)

**APPLICATIONS FOR RENT INCREASES BY HOMETOWN LEISUREWOODS L.L.C.
AND REQUESTS FOR CERTIFICATES OF EVICTION BY HOMETOWN
LEISUREWOODS L.L.C. AND MHC HILLCREST, LLC C/O EQUITY LIFESTYLE**

DECISION & ORDER

I. Public Hearing

Pursuant to the Town of Rockland’s Mobile Home Park Rent and Eviction Control Bylaw (Chapter 288 of the Town Bylaws) and the Rules and Regulations for Manufactured Housing Community Accommodations, Rents and Evictions, promulgated by the Rockland Rent Control Board (hereinafter “the Board”), and to G.L. c. 30A, the Board held a public hearing (the “Hearing” to review and to act upon annual rent adjustment petition filed by Hometown America Management L.L.C. (hereinafter “Hometown”), the authorized agent on behalf of Hometown Leisurewoods, L.L.C., the owner of Leisurewoods-Rockland (hereinafter “Leisurewoods”), for rent adjustments of Leisurewoods’ legal maximum rents for the period of February 1, 2024 through January 31, 2025. The Hearing was also conducted to allow the Board the opportunity to discuss and vote upon multiple Requests for Certificates of Eviction submitted by Hometown and MHC Hillcrest, LLC c/o Equity Lifestyle Properties, Inc. (hereinafter “Hillcrest”).

The Hearing was held via zoom on March 20, 2024, to allow interested parties the opportunity to present evidence, including testimony and documents, with regard to Hometown’s rent adjustment petition and Hometown and Hillcrest’s Requests for Certificates of Eviction. Multiple local residents and interested parties presented testimony at the Hearing. The Hearing and all procedures related thereto were conducted in compliance with G.L. c. 30A, the State Administrative Procedures Act. Written notice of the public hearing was published in the appropriate newspapers, delivered to Leisurewoods and Hillcrest representatives/counsel, and was also posted at the Town Clerk’s office.

Present at the March 20, 2024, virtual public hearing were the following members of the Board:

- Patricia Dennehy
- Eileen Cina
- Carolann Primavera
- Janet Russell
- Deborah Joyce

Board member Karen Ripley was not present for the hearing. Hometown and Hillcrest were represented by Attorney Mark R. Laverty, of Braintree, Massachusetts at the Hearing.

On or about January 10, 2024, Hometown submitted a Rent Increase Petition, along with supporting documentation as required by the Town of Rockland Rent Control Rules and Regulations and the Town of Rockland Rent Control Ordinance. In its rent adjustment petition, Hometown requested the following increase:

Beginning effective February 1, 2024, a rent increase of 2.4% per space per month.

Hometown presented evidence and representations that requirements for a rental increase under the provisions of the above-described Bylaw and Rules and Regulations, have been met with respect to each of the rental increases requested by Hometown in its applications (the “Rental Increase Conditions”), namely, that upon and information and belief: (1) the requested rental increases did not exceed the CPI increases for the applicable periods, (2) that within sixty days prior to the filing of each petition there was not an unresolved order or judgment of a court relating to a substantial deterioration or failure to perform ordinary repair, replacement and maintenance at the community, and (3) that during the same sixty day period, there was not a finding by a board, commission or other agency of a material violation of a State Sanitary Code, municipal Board of Health Regulation, or any other applicable code, by-law, regulation or state law regulating the conditions of housing accommodations.

Hometown also submitted an Application for Certificate of Eviction for the resident(s) at 8 Ash Street, Rockland, MA 02370 due to outstanding rent, along with supporting documentation as required by the Town of Rockland Rent Control Rules and Regulations and the Town of Rockland Rent Control Ordinance.

Hillcrest submitted multiple Applications for Certificates of Eviction for different properties due to outstanding rent, along with supporting documentation as required by the Town of Rockland Rent Control Rules and Regulations and the Town of Rockland Rent Control Ordinance. Several of those Applications, however, were withdrawn by Hillcrest at the onset of the hearing, but Hillcrest sought approval for the applications filed for the following properties:

1. 69 Fairview Street, Rockland, MA 02370
2. 41 Crestview Street, Rockland, MA 02370

Residents impacted by the Requests for Certificates of Eviction were sent copies of the Hearing Agenda and Request materials and provided an opportunity to discuss and present any additional information or materials that they deemed relevant and material. None of the residents presented testimony or evidence to refute the amounts of moneys owed in rent as alleged by Hometown and Hillcrest.

II. Votes

- A. At the public hearing on March 20, 2024, the Board found that the applicable Rental Increase Conditions had been met and voted to APPROVE Hometown's petition for a rental increase of 2.4% effective February 1, 2024. The Board's final vote was 3-2 in favor of approval, with Board Members Patricia Dennehy, Eileen Cina, and Carolann Primavera voting in the affirmative and Board Members Janet Russell and Deborah Joyce voting against the rent increase petition.
- B. At the public hearing on March 20, 2024, the Board voted unanimously to APPROVE Hometown's Request for a Certificate of Eviction for 8 Ash Street, Rockland, MA 02370.
- C. At the public hearing on March 20, 2024, the Board voted unanimously to APPROVE Hillcrest's Request for a Certificate of Eviction for 41 Crestview Steet, Rockland, MA 02370.
- D. At the public hearing on March 20, 2024, the Board voted unanimously to APPROVE Hillcrest's Request for a Certificate of Eviction for 69 Fairview Steet, Rockland, MA 02370.

III. Judicial Review

Any party aggrieved by this Decision may seek judicial review of the decision in the (a) Hingham Division of the District Court Department, (b) the Superior Court or (c) the Southeast Division of the Housing Court, provided that any such action is commenced within thirty (30) days of the party's receipt of this decision.

Signed,

The Rockland Rent Control Board

/s/ Patricia Dennehy
Patricia Dennehy

Dated: April 19, 2024

/s/ Eileen Cina
Eileen Cina

Dated: April 19, 2024

/s/ Carolann Primavera
Carolann Primavera

Dated: April 19, 2024

/s/ Janet Russell
Janet Russell

Dated: April 19, 2024

/s/ Deborah Joyce
Deborah Joyce

Dated: April 19, 2024