

Submitter: Laura Winkelman  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB3054

I live at C14 location in Whaleshead Beach Resort. I purchased in the fall of 2015 and my rent at the time was \$440.00 per month. I was planning for a small and affordable home for my retirement. I thought I planned wisely. Suddenly in 2017 we started receiving 10% rent increases every year. As of January 2025 our rent is \$904.00 per month; double in less than eight years. There are less facilities and poorer maintenance and services now. Our new owners discontinued the park office facility and refuses to take our overgrowth of forest trees seriously. We have concerns over our safety and yet get a huge amount of avoidance in return.

In this situation we are captives. We cannot move to more affordable housing because we own our homes, yet we also can't control the cost because we rent our land. No one wants to buy our homes because everyone knows about the greediness of the owners and do not want to deal with the lack of managerial compliance and the high costs for no services.

Walking away may be an option, but is that what our country was founded on? No! We find a way to fight back and get justice. We need you to do the fighting for us. Picture your own family member facing this quandary. Please stop these greedy people from using the law that is already in place to become a usury situation.

Please. We are depending on you,  
Thank you,  
Laura Winkelman, 70 year old, only in my 3rd year of retirement.