

Submitter: Lynette Jones
On Behalf Of: Enough Already
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

After reading through some of the other statements, especially those in opposition (many of whom used a form letter that says the exact same thing but signed by different people), I feel it's necessary to state this from a different angle.

Manufactured Home Park living HAD become one of THE wonderful and affordable ways to be both a Home Owner AND live in a nice community on a smaller lot to care for than traditional stick built homes. One could afford both the mortgage for the home and the reasonable lot rent and feel really good about their decision to choose Manufactured Home living. .I have been in my all ages neighborhood for 13+ years now and am so grateful that I was able to raise my kids without apartment living. We had space, a small yard and a peaceful & safe neighborhood. The rent would increase annually in affordable increments - \$20, \$30, \$40 a month. But then a few years ago it began jumping to its Max Allowable Capacity - \$75, \$85 and even over \$100 per month. Cost of Living raises at work, even bonuses that SHOULD have been able to be spent on other needs instead were sucked up into space rent. I no longer had the extra I needed even for home improvements and yard upkeep, new flowers in spring. I worked more outside the home to make ends meet and lot upkeep fell to the wayside somewhat.

When I moved in here in 2011 lot rents were \$705. Now 13 years later they are \$1183 and increasing in May to \$1243. There are 6+ homes in the park that have been for sale , some for over 2 years that are not moving because when you add the cost of the mortgage to the cost of space rent, property tax + utilities, you might as well invest in REAL property and in a home that you can actually use as equity to further your life in ways that you can't with a manufactured home. Our home values are dropping drastically, IF we can even find people interested. They are seeing that this is no longer an affordable or sustainable way to live. Even a Rent Cap of 10% is too high when you look at the bigger picture of how it will balloon over 5 years. Landlords who can't see it from this perspective are shooting themselves in the foot by trying to charge too much. You will all be sitting on empty homes pretty soon when more people realize it's becoming cheaper to go back to apartment, condo or REAL home rental living than living in a Park managed by over-aggressive rules, intrusions into personal budgets and affairs, predatory towing practices and toxic management styles.

There is a much bigger conversation that can be had here, but it needs to start with limiting rent increases so people can even afford to stay first.