

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

I live in a manufactured Home Park. Many of us here are in our 70s and some 80s+. We are losing the affordable living we have invested in because of a predatory movement that sees an opportunity to make more money for less work, as they raise rents quite high... some tenants are losing their homes already.

Big Corporate Landlords & Investors, are FULLY AWARE they are entering into an "Affordable Living" sector, and are making it unaffordable.

Why?

This movement has been labeled as offering "insane cash-flow from mobile home parks"...and has been promoted openly as an extremely profitable business... (i.e. Mobile Home University, and several others)!

Corporate Landlords prey, target, purchase.... pushing rent to the max... choking out affordability as they condense and build momentum.

America's Seniors on fixed incomes and low-income tenants of MHPs have become victims.

Please help us stay in our homes!

This is a side note, but i feel an important and weighty one...

It's my understanding that Fannie Mae & Freddie Mac were established by Congress to support affordable housing, NOT (as Freddie & Fannie have rather done) enable Large Corporate Landlords to do away with MH affordability!

SOME PERTINENT HISTORY...

**Congress classified Manufactured (Mobile) Homes as affordable housing...and President Clinton established that Manufactured (Mobile) Homes were affordable, legitimate Housing in 2000

**Congress had helped in creating Freddie Mac & Fannie Mae (FM & FM)...the intent for the entity of FM & FM was to make loans available for affordable housing.

**Danny Ghorbani (an important figure in the Manufactured Hone Industry) had interactions with FM & FM over a nearly 40 year span. He was of the opinion that they didn't have an interest in Manufactured Housing...

**In 2008 the "Duty to Serve' (DTS) Mandate was established... to ensure that FM & FM would make affordable loans available for Manufactured Homes.

**Ghorbani stated, "There is a history here that not very many stakeholders

(especially the newcomers and “wanna-be”-experts) are aware of, and cannot be ignored going forward if Fannie and Freddie are to be held accountable in full and complete compliance with their statutorily-mandated duty to serve the manufactured housing industry and the moderate and lower income families who rely on manufactured housing."

**"Fannie Mae's and Freddie Mac's ongoing behavior vis-a-vis the Manufactured Housing Industry and consumers of affordable housing is a disgrace. Their unreasonable and expensive proposals that are only favorable to the largest conglomerates in this industry is a ruse and an insult to the hardworking Americans who cannot afford to purchase those more expensive homes. All of this is unacceptable and must be rejected not only by the industry and consumers, but by the Administration, Congress and FHFA...and the sooner the better!"

Ironically, FM & FM set up a loan to our Large Corporate "Landlord"...that caused Affordable Living to becoming unsustainable for many.

Wasn't this entity (Freddie & Fannie) created to support affordable housing rather than to enable a Large Corporate Landlord to do away with affordability on MHs?