

May 1, 2025

Ladies and Gentlemen,

I wish to address HB 3054A.

I am not against corporate ownership of our parks. What I do have issue with is their failure to maintain our parks and their attitudes of management. I also have issue with their unbridled greed.

Corporate ownership of parks in the past has shown stability in the housing market yet, today the manufactured home market has become flimsable. It is not as inviting as it once was. The reason has become rapidly increasing space rents and taxes. This year Social Security increased by 2.5% while rent increased 10% or more.

And as rent has increased by 4x my Social Security maintenance, in my park, Rail Gun Estates, has lagged to nearly nothing. Maintenance here has been pretty much limited to the manager's quarters. (1-L new roof to replace less than 10 year old roof; new paint to replace less than 5 yr old paint; a new driveway (they removed ADA parking sign & did not replace); 8 security cameras; 2 security cameras monitoring children on playground (visible only in the manager's house not the office).

Elsewhere:

1. safety of playground equipment has been ignored
2. Fire hydrants have not been inspected or flushed as required for 4 years. We do not know they will be operable in case of fire at this time.
3. Backflow Device, part of water system, has not been inspected, flushed, etc. so we do not if "dirty" water has been overflowing into our "clean" water.

Tenants in another Commonwealth park to contact Habitat for Humanity (HFH) when repairs to homes, which is a good service to the tenants, over 55+. Unfortunately, Commonwealth is advising these 55+ residents to contact HFH to repair and/or paint the carports; carports owned by Commonwealth not the tenants. It appears Commonwealth is trying to save their money by using older people calling a charitable organization, HFH. I'm sure many do not know that they do not own carports, I knew one who didn't.

It is impossible to get a good price on your home when rents are nearing \$1,000 per month larger or more. Remember, it is a mortgage payment (\$175,000 + up) plus lot/pace rent. So it is roughly \$2,500 per month for home + lot. As management is required to provide rent histories to prospective buyers and at the current rate of rent increases that is not inviting to the buyers. It also makes selling more difficult.

The rent caps are exorbitant when new people come into park. It is an area of the market that is just coming to light and has had no controls. This needs to be stabilized as well.

Please pass HB 3054A and re-consider rent cap control.

Suzanne Krieges