

OSTA STATEWIDE SURVEY 2024 COMMENTS FROM PARK RESIDENTS

Have you experienced issues due to increasing rent?

In addition to rent increases, there have been distinctly fewer maintenance services provided

Couldn't the owner skip a year? Granted her payout for taxes, utilities, maintenance, and manager salaries need to be met. I would love to see a profit and loss statement to justify the yearly increase

Due to the age of my home, I have been told the landlord will not allow me to sell it. Only tear it down or give it to the property owners to tear down, for less than \$1000, despite the promise it was hud approved and well maintained and able to be sold if we chose to (by the property managers when we moved in)

The property is owned by us as private owners and if we find a buyer, the lot managers should have minimal say, beyond safety, as to whether we can sell it. If the new owners are willing to do additional renovation, that's between us and the buyer. Plus the park is poorly maintained and the focus for "needed repairs and yard clean up" is only on a handful of tenants and the rest are not held to the same standard. Older homes or homes not carrying a mortgage with the lot managers seem to be a target for harsher standards, in an effort to evict or be forced out.

Unless social security increases cover the future rent increases, I will have to take on a roommate, or sell and move into a bedroom somewhere else. If there was a corresponding increase in amenities or infrastructure repairs and improvements, it would be easier to swallow. However, years and years of delayed maintenance has left the water and sewer systems in the park, as well as fire hydrants and landscape plumbing in need of serious repairs. In the past four years, they have averaged 6 emergency water shutoffs, some lasting more than 8 hours. When they turn it back on, the weak links sustain damage, and cross-contamination of backflow

prevention devices, resulting in muddy water filling sinks, washing machines, water heaters, and ice makers with mud.

Even at this point, a 2-3% increase per year will make it untenable. The way the laws are written allowing owners such as CalAm to pass on all services, sewer, water, and trash, it has become a cash cow for them with no signs of slowing down. Approximately 62% of my income is going to what I must pay them every month. Only when it tips the scales of economics and they can no longer get tenants will they change. They'll squeeze all of us out and sell the properties to build expensive homes at that point. But for now, it's crushing those of us in here currently, with no out or anywhere to turn.

Rent increases have caused major issues with bills. I have had to choose between a lower budget for groceries and rent. If it continues to rise, I will not be able to afford childcare for my toddler.

We made a substantial investment to purchase a manufactured home in a park where we pay monthly lot rent, and shared community water and sewer costs. We have no opportunity to benefit from minimizing water and sewer use. Landowner CalAm Properties receives substantial lot rent and additionally divides all water and sewer use charges between residents so that residents absorb the cost of landscape watering and swimming pool. The ten percent annual rent raises make living here unsustainable. We rely on Social Security for almost all of our monthly income. Cost of living increases are likely to be about two percent per year and are never ten percent per year. We were under duress from looming medical need and increased care needs, and chose this location to be near a daughter who could with my husband's rapidly advancing terminal illness. It so far reflects a costly mistake.

Just greed that landlords raise rent every year. And it is a real shame that our State government didn't consider the senior parks when they passed that 10 percent increase law. It's not like we all can earn more by working. If they are so concerned about the homeless situation they should reconsider this ridiculous law and be more mindful of the ones paying and not just the

landlords At least for senior parks, they should change the law so it can only be raised a specific amount every 2 or 3 years so that Seniors can continue to afford the space rent. Not ALL seniors are well-off