

Submitter: Carol Hanrahan

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have lived in a manufactured home park, a 55+ community, of approximately 182 homes for the greater part of 15 years and, as such, I have seen up's and down's when tenants have had to weather the results. Matters are currently getting more and more anti-tenant and more pro-owner and pro-greed. The current punitive rent increase calculation is a gift to park owners and a sense of great concern for tenants. Several years ago a nearby MH park with approximately 200 homes, lost its local owner and its heirs wanted to sell it to an out of State corporation, but the City said no, citing the problem of the City subsequently being tasked with providing affordable housing for the tenants who would be forced out of their (already affordable) homes to become a burden on the City. The City did not approve the sale of the park, thereby supporting the park in its undeclared mandate of it supporting low-income citizens. It seems reasonable that many cities would not be able to absorb extra homeless people into affordable housing structures, and that the best way to keep affordable housing is to continue to support manufactured home parks, which are already built and already located. I feel that the best option for tenants to continue having affordable housing is if tenants pursue tenant-owned options of these parks. And, of course, a reduction in the calculation of current rent increases would help tremendously in this pursuit. Affordable housing consistently means housing for low-income individuals, those who have to live within their means, and who deserve to be helped to keep a roof over their heads. This CAN be done, but with direct and fair action toward turning the formula for rent increases into something reasonable --- something low-income people can manage.