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REPRESENTATIVE PAM MARSH

FEBRUARY 3, 2025

RE: HB 3054 -1* - MANUFACTURED HOME PARKS & MARINAS AFFORDABILITY:

“EGREGIOUSLY HIGH PROFITS” BEING MADE OFF THE DISADVANTAGED AND MOSTLY “ELDERLY TENANTS” WHO OWN THEIR OWN HOUSES AND PAY “SITE RENTS” AND ARE RESPONSIBLE FOR MAINTAINING THEIR SITES. IPG CORPORATION, IN IRVINE, CALIFORNIA, OWNS MORE THAN 150 OF THESE “MANUFACTURED HOUSING PARKS” IN TOTAL. THESE PARKS WERE ONCE “AFFORDABLE HOUSING” BUT NO LONGER SINCE THIS “GREEDY” CORPORATION BOUGHT THEM UP FROM PRIVATE OWNERS AND TREAT THEIR ELDERLY TENANTS AS “CASH COWS.” THE OWNERS OF THIS CORPORATION HAVE DISCOVERED HOW TO BECOME “WEALTHIER AND WEALTHIER” FROM THIS “LEGALIZED SCAM.” WE GET LESS AND LESS HERE. THERE ARE NEARLY NO COMMUNAL ACTIVITIES OR AMENITIES AND WE HAVE BEEN TOLD NOT TO EXPECT ANY IMPROVEMENTS. THEY CUT THE WEEDS AND GRASS IN “COMMON AREAS, ETC.,” AND DO BASIC MAINTENANCE.

THIS CORPORATELY OWNED SYSTEM OF “MANUFACTURED HOME PARKS” IS A MAJOR CONTRIBUTOR TO THE CURRENT HOUSING CRISIS. IPG CORPORATION, which bought up these parks from private owners who cared about their parks and their tenants and charged FAIR rents, has become a “GREEDY, ABUSIVE” system with little to no OVERSIGHT. I personally have suffered SERIOUS HEALTH ISSUES here AND BEEN NEARLY KILLED by POLLUTION from nearby DOPE-ADDICTED, badly behaved tenants. Our former manager CARED NOTHING ABOUT WHETHER I SUFFERED AND DIED. She and our illustrious IPG Corporation were informed of these issues countless times over and had the power to stop the EXTREME POLLUTION coming onto my site and into my house but did nothing!

From around 1973 when this park was begun until April 2006 (over three decades), when IPG Corp. purchased this park, rents were identical thru-out this park for similarly sized sites and included the costs of trash and sewer. In 2016 IPG Corp. presented a “23 page LEASE” and told us there were “MANY BENEFITS” for us tenants. After our first reading of that “LEASE” we found 23 clauses to our disadvantage. We were told by attorneys not to sign that lease. After months of fighting here between tenants and IPG, the then IPG President Amber Monte informed tenants who opted could remain on our RENTAL AGREEMENT. I had suffered many sleepless nights as had many other tenants. I knew this ugly issue would pop up again in time. A number of tenants moved out! Park managers then began signing up new tenants on that LEASE. RENTS BEGAN TO VARY.

THIS ISSUE BEGAN AGAIN IN 2019 with one clause in the JULY, 2019 newsletter offering “LOWER RENTS” to those tenants who would sign that LEASE. MANY OF US ON THE RENTAL AGREEMENT SAW THIS “PLOY” AS “EXTORTION.” WE WERE AGAIN ANGERED AND UPSET!!! WE WHO WOULD NOT SIGN THAT LEASE IN 2019 HAVE BEEN “PENALIZED” AND CHARGED MORE THAN THOSE WHO SIGNED THE LEASE NOW FOR 6 YEARS!! Most of those tenants who signed the lease never read the LEASE. I was told there were roughly 40 tenants who would not sign the lease. Our managers here did everything they

could to persuade us to sign the LEASE. Karrie Boughman (then the manager) assured us LOWER RENTS and that was all that mattered for most here. Lewis's argument was to tell us to disregard the ADVERSE clauses in the lease because they would never be implemented. WE WERE ASKED TO SIMPLY TRUST LEWIS? I returned home one evening, after a discussion of the lease with our managers. I re-read the LEASE. I could not morally sign such an adverse document. For the past roughly 3 years new tenants are again being put on the RENTAL AGREEMENT??? It is a wonder we retain any sanity living here! What will be next???

The current SITE RENT here for a standard site is \$945 plus a charge of roughly \$30 for trash and sewer. The site rent for new tenants on the lake is \$1020 plus the \$30 for trash and sewer. THERE ARE ROUGHLY 22 HOUSES NOW (IN A PARK OF 213 SITES) "FOR SALE" BUT ARE NOT SELLING BECAUSE OF THESE "HIGH RENTS"!!! One might as well be paying a mortgage. I will be paying \$849 starting in November after getting a \$50 rent increase (6 1/4% vs. CPI of 2.4%) this year. My EQUALS who signed that lease in 2016 pay less; they will be paying \$751 per month which is roughly \$100 LESS per month than me!!!!!! A friend who signed the LEASE in 2019 will now be paying \$751 plus \$30 for trash and sewer = \$781/month. Another friend who moved in here 3 years ago and is on a RENTAL AGREEMENT got a \$29 rent increase and will be paying \$813 plus \$30 = \$843/month. A couple who moved in here around 5 years ago and are on the lake are on the LEASE will be paying \$814 + \$29 (rent increase) = \$ 843 per month. Why are there so many variations in RENTS???? RENTS VARY ABOUT \$300 FOR THE EXACT SAME SERVICES AND CONDITIONS!!!! It is disturbing for us tenants to be aware of these differences. A couple years ago we started receiving a monthly bill for our rent. THIS IS ALSO UPSETTING AND ANNOYING EACH MONTH. In the past everyone paid the same rent for the same size site and services; no need for monthly billings!!!

EQUALS SHOULD BE TREATED EQUALLY!!!!!!!

THIS ENTIRE SYSTEM IS RUN-A-WAY, UNCONTROLLED, CAPITALISM WHICH HAS MANY "VICTIMS." I AM ASHAMED TO HAVE FALLEN INTO THIS "TRAP."

My retirement here has been a series of unending and even "life-threatening" challenges relative to this system and/or its management. Tenants live under the THREAT of HIGHER RENTS and the threat of never knowing what to expect next.

Hopefully, EXPOSING the GREED, etc., of these CORPORATIONS will assist to initiate meaningful changes and to ameliorate and control all this EXCESSIVE CORPORATE GREED. We need our RENTS to be LOWER, CONSISTENT, and FAIR to both parties. Tenants should pay the same amount for the same conditions. We deserve some social activities and amenities. E. G., a tenant could be paid to be a Social Director.

Yours,

Carolyn McCown
Retired Architect/Activist