

Submitter: Linda Keiter

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I bought my mobile home from extended family. Her rent in December 2023 was \$692.69. This included sewer and garbage. (For all residents who lived here before January 2024 had their sewer and garbage is included in their rent.)

My rent in January 2024 when I bought the mobile home was \$1,100.00 plus \$71.41 for sewer and garbage (which is also set and paid to the property owner) for a total of \$1,171.41.

This is a difference of \$478.72 for the same lot with the same amenities.

I worked up a spreadsheet showing an approximate social security and what it would be yearly until 2030 if it increased 2.5% annually, which is what was the rate for this year.

My calculations show the current rent of \$1,210.00 increased annually at 10% annually until 2030.

And I included set expenses of sewer and garbage (which as I mentioned earlier are set and paid to the property owner) also included in the set expenses are the estimated electricity, property tax and home owner's insurance for a total of \$450.00 monthly. We have no idea how these expenses will change, but will probably only go up.

This year (2025)

Social Security: 1,960.00

Rent (1,210.00)

Set Expenses: (450.00)

This leaves: \$300.00 for food, medical, and other essential expenses

Assuming I am living only on Social Security as many seniors in the park are, and with the rates of 2.5% increase for Social Security and 10% for Rent, by the year 2028 I will have \$50.20 to live on, and for 2029 at the current 10% rent increase I will be in the red \$58.08. As I mentioned before these are only close approximation figures for Social Security and essential expenses which can change.

At the present rate of 10% increase on rent by 2030 I would be paying \$1,948.72.

I do not include in my calculations for food, medical, or any other essential expenses, or the necessary maintenance and home improvement expenses that we know all homes require.

At the 10% rate of rent increase I will have to sell my home. Which may be impossible as there have been several nice homes in the park that have been on the market for over a year and have not sold. The prospective buyers have said they can't afford the rent or the 10% annual increase.

If we can't sell our home and can't afford to pay the rent, what are we to do?

We don't want to be a burden on family or the government. We want to be independent and live in our own homes as long for as possible. Help your seniors to

do that.

Our future is in your hands. Please pass HB3054.