

Senators,

## **WE CAN'T SURVIVE IN OUR HOMES WITHOUT YOUR HELP.**

I understand as a Senator you have numerous duties. As an elected state Senator, your first duty is to the good of our state and the people that reside here. It's not the large corporations that don't reside in our state. Manufactured home community park owners don't care about our state or the people that reside in it. Their main concern is for the numerous investors they answer to.

I reside in Lebanon at Twin Cedars mobile home community. We are both well into our 70's and are dealing with major medical issues. At this stage of our lives we should be enjoying life, instead we are fighting to keep a roof over our head due to the unsustainable and unreasonable annual rent increase of 10%. My husband and I have lived here at Twin Cedars for 14 years. Eight of those 14 years, before retiring, we were managers of the community. Prior to our previous park owner passing away, our rent was reasonable and affordable. Legacy Communities LLC purchased our community in 2020. Prior to Legacy, our reset rate was approximately \$550 a month. Today the reset rate is nearly \$1300 a month. Residents are now paying \$700 to nearly \$1300 a month, on top of their mortgage, taxes and upkeep. Some tenants had to walk away from their homes because they couldn't afford the rapidly rising rent at a 10% increase annually. Or we have homes that only sell at a **substantial loss** to the seller due to the high reset rate. The reset rate goes up; the value of our homes go down. What used to be affordable housing is not, due to out-of-state investors increasing the rent 10% annually, not because they need it to maintain the park but for simple greed. I invite you to visit our park and see firsthand the lack of maintenance. The difference between 6% annual rent increases and 10% makes a huge difference in tenants' quality of life. It won't change the quality of life for big corporations. And they're not putting any money into our parks with that 10%.

We are the voters, your constituents, that live here and care about our town and state. We are asking for your compassion and justice. Support HB3054. SUPPORT US! Without your vote a lot of our elderly and disabled adults will soon become homeless.

Thank you for your support,

Betty Goldy