

Submitter: Trenee Ybarra-Zweigle  
On Behalf Of: HB3054A  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB3054

Hello and thank you Senate and supporters for listening - to know our real true concerns.

We are definitely in favor of HB3054A and know first hand of the difficulties and devastation of being in the position of having no money yet continually rising rent costs. Becoming a Senior is not a blessing, it's a financial disaster instead of "Golden Years" for most of us and we never saw it coming! We were too busy helping others, raising our children to be considerate, law-abiding citizens, and dealing with daily ongoing issues. Now we find ourselves with greedy park owners, uprising costs in rent that most can't afford, and many people have lost their homes or even became homeless in the street. I have personally seen this happen to many elderly.

Those who oppose this bill are mostly park owners and their backers who do NOT provide any promised benefits, nor do they utilize any money obtained for repairs or improvements which they have told Senate they would do. They make FALSE statements to Senate such as:

1. Rent control "prevents" park owners from maintaining parks.
2. Rent control is harmful.
3. Rent control is a failed policy.
4. The House hearing was not long enough to allow ALL landlords to speak! (What about all tenants/home owners?!)

These are all ridiculous/false statements by park owners, along with so many more falsehoods. In our park alone, the owners make around \$100,000 per MONTH - and they own multiple parks all over the U.S! They have filled in our pool with dirt, we continually have bacteria in our water which has to be frequently checked. We have trip hazard sidewalks, dangerous awnings and carport covers which also have rust and dry rot. These are just to name a few. Yet we have SO many limitations and only recently received the use of our clubhouse again after years. They have discouraged interaction with park tenants, and for many months we had no way to even contact them. They have also tremendously raised the rent to unreasonable amounts for any interested buyers looking at homes in our park, so most of us had to remove those up for sale, as no one wants to pay such exorbitant prices. Therefore, we are stuck in an undesirable situation. We do currently have a great local park manager, the previous ones were not. When making payments, we must click on signing a statement that we accept all their rules & regulations or it will not allow us to move forward with payment, but we don't agree...we are forced into it.

Many elderly are totally unable of standing up for their rights or doing much on their own, we really need your help to speak for us and support us.

And for one, I don't understand why we should have to pay property taxes when we don't even own the property our homes are on! That doesn't make any sense at all...why shouldn't they pay their own taxes on the property they own? They have been randomly increasing the rent until many of us can't afford food, car payments, medications, Christmas or Birthday gifts for children or grandchildren, plus many other needed items. Others who oppose the bill do not realize the gravity of the situation in which they may actually find themselves some day, and who will help them then?

Please support us in this critical bill HB3054A. Thank you so much for your time and interest in this matter, your assistance makes all the difference in the world.

Very Sincerely,

Trenee Ybarra-Zweigle  
NurseTrenee@Gmail.com