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On Behalf Of: myself
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3054

I regret that I did not write sooner but I want to thank you for supporting Bill HB 3054! I truly believe that manufactured home living is definitely in need of protection from many owners.

It is, and always has been, a refuge for people who are completely priced out of the housing market. I, myself, found myself in an unfortunate situation and had to downsize as so many are doing today.

I received a Rent Increase Notice in January (early February?) informing me that my rent would increase \$45.00 a month effective May of this year. Shortly thereafter it was rescinded by written notice. Then I received a Notice that my rent would now be increased at \$85.00 a month effective June because of "proposed legislation" (Bill 3054.) At that point the Bill was not even passed. I felt this was unfair and underhanded.

I have now heard through another tenant who spoke to the Manager, that our annual inspections are going to be tougher and no one will get a cleared inspection. We received email asking everyone to oppose Bill HB3054. They tried to instill the fear that because they won't be able to enforce pre-sale work done, our community will fall into disrepair and our homes would lose value. All I can say is I see many residents improving their properties....and not because we're afraid of what our landlord deems proper. The majority of homeowners in this park (Hearthwood) take pride in their homes. The owners and managers have a means to cite people who do not take care of maintenance of their properties. It is rude and disrespectful to assume my neighbors and I would let our homes fall into disrepair!

This Bill will help protect the low income housing we have left. New owners have swept up these properties with a goal of making them "Premier Parks" I realize they have to do repairs, sometimes extensive, but do they carry insurance? The cost of putting up some retaining walls should be a cost of doing business. I have a neighbor who was forced to pay \$7,000.00 or be evicted! It seems to me that those walls were erected to provide a lot from sliding which we pay rent for. Wouldn't a lot that's level and safe be a requirement in order to rent them?

Please help us, Pam, It is a terrible thing at the age of 75 to be afraid of losing your home with no place to go that I could afford.