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On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Instead of MH landlords thinking of tenants as Cash Cows, they should think of them as partners, as MH parks bring more money into cities than almost any other business or venture---through things such as: retirement money (in various amounts), tenants like to be in a community that is friendly and welcoming, and also one that has a friendly and welcoming landlord so that they can now have the option of doing what they want in a caring and welcoming environment. Should that environment change and it becomes clear that the Park has become more concerned about the money they get from the tenants instead of the money the city gets, the atmosphere in the Park changes, as does the city. And in spite of the fact that landlords can take their expenses off their taxes, but tenants don't have that luxury, it becomes a double drain on the tenants. When landlords need to make significant repairs or upgrades, the cost should not fall to the tenants. If so, the tenants should be able to have copies of the landlord's records to see how the repairs or upgrades were treated. If tenants have to make significant repairs or upgrades, those costs don't pass along to the landlords, in spite of the fact that those repairs or upgrades would continue to give value to the Park. All of these actions contribute to keeping the Park in good condition and attractive for future tenants. Tenants could maybe be considered Cash Cows --- but for the city, not the landlords, which shows that the senior citizens are appreciated. A place where I would want to live.