

Submitter: M. Shatzen

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Dear Representative Farrah Chaichi & Senator Wlnsvey Campos,

We support HB3054-2025 which limits rent increases in mobile home parks & marinas.

I am a Senior & the wife of a 100% Disabled Veteran, on a fixed income. My income is derived from our Social Security + the 100% permanent VA disability from my husband. We still have a mortgage to pay!!.

I live in a more than 30 unit Senior manufactured home park. We still owe an exorbitant mortgage on our home, but we do not own the property. The monthly rent is presently \$1168.00/month + Water and Management has informed us that we can expect the rent to increase at the maximum rate every year.

As of the last few years, we have endured rates of almost 10% increases. The legislation cap of 6% effectively lessens the gap between the COLA adjustments to our Federal Benefits. I hope future legislation caps the increases at CPI, which reflects the pressures on tenants & opportunities for landlords, alike.

Without this legislation, the math works out to my rent being over \$2,000.00/month, in about 6 years. This year's increase was \$105.00. My COLA did not keep up!! My Medicare plan increased the deductible and copay – so that's another economic hit. It doesn't take much to see that I'm getting further behind every year.

This may not sound like a lot to you, but all of this puts me closer to losing my home & having no place to go.

I cannot expect my child to take care of us financially – as they have 2 children to raise and educate. We have NO Pension Plan from the years of work we did in the Public Square.

There are many in my park who are not as fortunate. Because of the increases, chaotic management and their decisions, and the person's own health needs, they have had to sell (or a few of those with resources have left the mobile homes for sale and then move to other locations, like Residential Care).

We've had to endure chaotic management situations, from an owner-family of many mobile home parks in Oregon and California and who have endowed University of

California, Irvine to the tune of 30 MILLION dollars!!

EXAMPLE: They closed our Clubhouse in mid November for renovations, and said all would be done by the beginning of January. Now it is May and it is still not open — having deprived the Community of their central gathering place for 6 months, with NO monetary accommodation or willingness to negotiate with our Resident's Board about our rent!

They did give us a \$25.00 See's Candy gift card. Diabetes anyone — many of us already are! Seniors daily wonder whether their retirement savings are going to last. We looked for a low income solution to living our remaining time in reasonable comfort, safety and limited sources of worry. This mobile home park appeared to be an answer BUT it has, over the last 4 years, because of Management, Inflation (Rent, Food, Healthcare, Energy, etc.), become a source of constant stress.

HB 3054 would go a long way to help all Seniors and Veterans to sleep better and be able to devote more time, energy and, albeit limited resources, toward a healthy lifestyle, feeling safe, and living our remaining years with dignity & less stress about remaining savings disappearing.

We still have 7 more years with mortgage payments, too, and because it is a mobile home (a "chattle") and not "real property", we do NOT have many choices about lenders. This needs to be changed, too. Imagine how we felt when other mortgages went down to 4%. We do not even get to use our Veteran's home loan benefits for this type of "home".

Please pass this bill. I've looked for alternative living options. None exist. I can't qualify for any assistance. I can't meet the requirements for most apartments due to my income. We worked hard all our life & asked for nothing. Because of Rent, Inflation and Health, we could be out on the streets at some point.

Thanks for your attention and we hope, you vote to approve HB3054-2o25.

Sincerely,
M. Shatzen