

Submitter: Kathleen Susan Howard

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

My husband and I moved to a 55+ manufactured home park 4 years ago when the owner then was a family. When rent went up, it was very little and affordable. After we moved in, the park unfortunately was sold to a huge corporation, Legacy LLC, and immediately the rent increased to the maximum of 14.6%/year and then when the bill was changed to what it is now, a yearly increase of 10% to the penny.

We have lived and worked in this valley for over 50 years and when we decided to retire, we sold our stick-built home of 30 years, paid off all our debt and downsized both our living and spending conditions. This manufactured home park fit exactly into our budget. At 10% increase a year, in just a few years we will be paying what our mortgage payment was on our old home. Not only will that be unsustainable for us it will put a hardship on most of us living here who are dependent on social security, a small pension or savings to get us through this last phase of our lives. Prices are not just going up for park owners who are still able to profit as a business. Insurance on manufactured homes in parks has gone up dramatically over the last couple of years as well as utility bills, health insurance, maintenance costs and general daily living. Even a reduction from 10% to 6% rent increase a year, which is asked for in HB 3054A, will help not only us who live here, but the owners who could see homes being left empty and harder to sell if this doesn't pass. This original bill asked for a rent reset cap and that was taken out as a compromise to the park owners. Surely this small decrease in yearly rent can help all of us. Please vote YES on this bill.