

House and Human Services and Housing Committee

Rep. Tomei, Chair

Prepared by Pat Schwoch, Park resident and long time legislative representative

The Landlord Tenant Coalition came about because of testimony given by one of the Landlord Tenant groups before Senator Kennemer's committee in 1995. Frank Burleon, who was a tenant advocate, and I were sitting in listening to comments from the landlords and when they finished testimony Frank and I spoke and explained that we had had no input in the legislation they were proposing. The Senator listened and when Frank and I were through he said to the landlords that they were never to come before a committee with any legislation that the tenants were not involved in. As a result the landlords contacted the tenants and the coalition was started and continues today. There have been some rocky times but we have managed to work through most of them. It has been a give and take relationship and we continue to work together.

What did we achieve for the residents:

Forced removal which was legislation to prevent having to move a home because of age or when it was being sold.

Committee of 7 which set up as liaison between the landlord and tenants and served to bring up issues that the Residents were concerned about. It replaced the Annual Rent increase meetings that were always more of a shouting match than a meeting. The landlord didn't want to be there because he knew the tenants were going to be unhappy and the tenants came to the meeting because the rent was going up! Perfect storm!

Clubhouse and other facilities were to be open seven days a week from 8am to 10 pm . Many parks had a clubhouse that was locked most of the time.

There could no longer be "pet rent" which for some of the residents was a real problem because they were on limited income. We found landlords who were charging \$25.00 per month. Pets are very important for seniors, in fact in many cases they are the thing that keeps the resident alive. (I live in a Senior park and it is hard to find a home that does not have a dog that they walk every day or a cat that purrs and lets them know they are glad to be living with that person.)

Pass through expenses could be charged but only the exact expense, no add ons.

Landlords are required to give a 5 year history of rent increase to prospective tenants.

Manager training for all managers. This has made an improvement in landlord tenant relationships.

Five Year history of Rent increase.

With the problems we had with park closures in the 2000's due to the high price of land and the displacement of tenants we managed to get \$5,000, \$6,000 or \$7,000 depending on single wide, double wide or triple wide to help them if their park is being sold and a \$10,000 tax credit that is univerrally refundable for all tenants displaced by the closure, regardless of income or whether or not they are able to move thier home..

Five year history of Rent Increases.