

As manufactured community owners, who have owned and operated this community since 1960, we strongly oppose the subject bill. Rent control will be extremely detrimental to our community and our valued tenants. Currently, we only increase rent when necessary to keep up with rising costs of water and sewage treatment, garbage disposal, property taxes and property maintenance. According to a recent independent study, our rent at \$375 per month which includes water, sewer and garbage service, is the third lowest rent of the 40 manufactured housing communities in Marion County.

Rent control may force us out of business, leaving 87 elderly manufactured home households without a place to live. There are 122 tenants in these residences that average 71.5 years of age. They are comprised of 66 members who are 70 years of age or older, 19 of which are over 80 years of age. These tenants rely on us to provide a safe and affordable place for them to live.

We strongly urge you to OPPOSE SB 608.