

1:40 min.

My Name is Andra Heath. I work for First Commercial Properties NW.

I have seen firsthand what happens when Park Owners can't raise rents to market rate.

Park Owners also have shortages and rising costs to worry about. Yes they can pay their Utilities and Mortgages, but what about the unexpected septic collapse, fresh water pipe replacement or street potholes.

I have seen residents live with poop backing up into their showers, no water coming into their homes (no way to flush) and no way to get groceries through the pothole streets. Park owners are willing to spend the money, they simply don't have so they are running scared too.

We all want to help our residents. You can't take money away from the rents without addressing funding for Capitol Projects at the back end. Taking money away from small land holders won't help residents have a better life. Give more money to lower income SS (that will help), or stop the inflation.

We already have adequate rent controls. Let's leave it there.

3 mins.

Submitter: Andra Heath

On Behalf Of: First Commercial Properties NW

Committee: Senate Committee On Housing and Development

Measure: SB611

Senators:

I have seen firsthand what happens when Park Owners can't raise rents to market rate.

They seem to be able to pay their normal bills just fine; the utilities, garbage, and mortgages. But the State wants to raise their taxes, what happens then? That's when, even the park owners, mostly Mom and Pops have to borrow from Peter to pay Paul to make those taxes.

Now what happens when the streets get pop-hole and the septic systems go out. Now no-one can afford those capitol expenditure projects. I know, I KNOW you are trying to help the residents be able to afford to continue to live where they are. But meantime, where they are is no longer worth living in! It's all collapsing and no one has the money to put back into these parks.

If you take away money from the front end (from the rent hikes), you have to give money at the back end in the form of Capital Project Reimbursements.

Otherwise, the residents will get poop backing up into their showers, water stops flowing through the pipes because over time those pipes collapse. Residents get broken ankles on the street potholes, and cars axels break. I have seen these things happen when big expenditures cannot be addressed.

We already have adequate rent controls. If we make them more restrictive people will live in squaller and the STATE will have to bear the cost of bringing these parks back up to date in the form of Project Grants (not loans, but real grants). You cannot restrict one, without addressing the other.

We all want to help our residents. But you can't take money away from the rents without addressing funding for Capitol Projects at the back end. Taking money away from small land holders won't help residents have a better life. Instead, Give more money to lower income SS (that will help), or stop the inflation we are ALL hit by.

We already have adequate rent controls. Let's leave it there.