

I am the Manager of Sandy Mobile Villa and we have 113 "Home Owners".

Manufactured Home Communities are vastly different than your traditional Landlord Tenant relationships, space rents are much lower than your traditional rental as we strive to remain the way to "Affordable Home Ownership"

When an agency severely restricts the ability of the landlord to increase the space rent you are also severely restricting the landlord's ability to make capital improvements in an expedited manor. A fine example of this is at our 113 Space property we had to replace all the waterlines. When this project started, we were looking at an expenditure of approx. \$750,000 due to inflation the cost is nearing \$1,000,000.

Finally, if a landlord does not make the needed improvements/repairs then the Homeowners don't feel they need to either.

As well as Capital improvements and inflation we see increases in Property Taxes, city fees and Utility fees.

As you can see it affects us all.

Thank you for taking the time to consider my remarks and Please Oppose SB611

Thank You,

Laura L. Hallett

Sandy Mobile Villa