

Submitter: Lisa Blau

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I'm thankful for this opportunity to share my testimony, as i am hoping that you will support HB3054.

My name is Lisa Blau. I purchased my home 9 years ago. My rent was low, and the Park a good place to retire during ones last years. Twin Cedars was an especially desired park by many wanting to live in here!

Not so now...

In more recent years a conspiracy was brewing.... promoted by "Mobil Home University", encouraging investors to take over "Mom and Pop" parks in order to make money the easy way (less responsibilities with greater profits)...an easy target and security of a captive source of income, while taking advantage of more vulnerable elderly and other needy tenants.

Fannie Mae & Freddie Mac (government agencies for affordable housing) enabled this to happen through a large loan to these investors.

This picture is so disheartening!

I have worked hard. However, I have done alot of volunteer work, as well as raising children, which does not reflect on my social security benefits, causing the amount of my soc sec benefit income to be under what would be considered the median.

My soc sec income does not increase near to the proportion of my rent increases...I am responsible for my home's maintenance and repairs and several other financial responsibilities that my landlords are not responsible for, had they been renting the home to me. The Landlords are exempt from those financial responsibilities, because they are NOT renting the home to me...only the space.

If HB3054 doesn't pass, the snowball effect of rising rent at 10%, combined with the additional costs I have from owning my home would, in a short time, come to be even more overwhelming than they are now.

Without help, if the bill doesn't pass, this snowball effect would cause me to need to move within a few years. And before that I would need to be able to sell my home...but the exorbitant new comer price discourages people from wanting to buy homes when we need to sell them...

I realize there are some people with ideal circumstances that would consider paying the high new comers' rent for a space on top of the cost of purchasing the home, but that is rare...a small minority...that are few and far between.

From what I've seen and heard, most prospective buyers change their minds upon hearing the high cost of what their newcomer space rent would be...

But if the bill does pass, it will ease this squeezing we are experiencing...of being trapped in devastating circumstances.

I support a fair profit, but i don't support profiteering! And I hope you won't either...Please support HB3054.

Best Regards,

Lisa Blau
Twin Cedars MHP