

Submitter: Helen Lucas  
On Behalf Of: Fernridge Estates  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3054

My husband and I have been residents of the park we live in for 25 years. Both of us being on Social Security and owning our home, it has always seemed like a wise financial decision to live in a park setting in a nice home that we maintain and love. The down side is the unknown.... park management that frequently changes, rules that are randomly enforced, park upkeep that is often lacking, but most of all space rent increases, which we are obviously vulnerable to with a limited income. Although our increases generally have been reasonable, it feels like the owner is 'pushing the envelope' recently. Especially with the societal unrest in our government, it feels very dangerous to not have some sort of guardrails on park owners who themselves live comfortably. Additionally, at least in our park, we seldom see positive changes and/or improvements (although being an older park, there are a lot of maintenance needs that are addressed....however slowly). Otherwise, it just seems like the status quo. With the guideline of a reasonable space rent increase, landlords would still have the ability to maintain the parks they own..... do the math.

We totally support the part of the bill that addresses a landlords ability to require aesthetic improvement and inspections as a condition of the sale of a home. The practice is intrusive and unnecessary, especially if rules and regulations address homeowners requirement to maintain their homes to park standards (and again, if the rules are enforced). Incidentally, in our park, there is no other home requiring more maintenance and upkeep than the park owned managers house.