

I stand in opposition to House Bill 3054, the proposed rent cap legislation, and wish to share my perspective as a community member invested in housing stability. Supporters of this bill often operate under the assumption that all mobile home parks are profitable enterprises capable of indefinitely raising rents to cover rising taxes, repairs, and maintenance costs. This view fundamentally misunderstands the challenges that small park owners face, as managing a mobile home park can be quite complex, particularly for smaller, older properties.

The notion that small park owners can continuously increase rents without consequences disregards the fundamental principles of supply and demand. When rents are raised beyond what the market can bear, there is a substantial risk of vacancy. As rents rise to unaffordable levels, potential tenants often seek housing elsewhere, leading to unoccupied spaces. This creates a paradox where landlords are forced to lower rents in an effort to attract occupants again, ultimately destabilizing the rental market. It is crucial to understand that a healthy rental environment relies on balancing what tenants can afford with the operational needs of property owners. Excessive rent increases can diminish demand, exacerbating financial strain and hindering the ability of park owners to maintain properties, provide necessary services, and invest in vital infrastructure improvements. This cycle not only undermines the stability of the park but also adversely affects the tenants who rely on these homes for their livelihoods.

We must avoid targeting small business owners in attempts to address problems caused by a few bad actors, as a broad approach will not effectively benefit either landlords or tenants. Instead, we should work toward individualized solutions that tackle specific issues without imposing undue burden on those committed to providing housing. If financial pressures from imposed rent caps hinder the landlord's ability to maintain the park, they risk closing the business altogether. Such a closure would extend beyond the owner's financial stability, significantly impacting the tenants who depend on that community for their housing needs. Many of these tenants have established roots in the park, having lived there for years or even decades. Losing their homes could thrust them into precarious situations, potentially leading to homelessness for those without alternative housing options.

Furthermore, the closure of the park would not only displace current residents but also diminish the availability of affordable housing in the area, exacerbating an already challenging housing crisis. When affordable options dwindle, it places additional strain on local resources and services, as more individuals and families are forced to seek assistance when they can no longer afford to remain in their communities.

Moreover, the loss of a small business like a mobile home park represents a broader issue, reflecting the stifling of local entrepreneurship. Regulations that prevent reasonable rent increases can deter both current and prospective landlords from investing in property management. This creates an environment where maintaining and improving housing quality

becomes increasingly difficult, ultimately affecting the overall standard of living within the community.

Preserving the landlord's ability to operate sustainably is essential not only for their livelihood but also for the maintenance of a stable and supportive community where tenants can thrive. The intertwined interests of landlords and tenants emphasize the need for policies that foster collaboration rather than division, ensuring the longevity of affordable housing options without compromising the financial viability of small park operations.

Therefore, I urge you to reconsider House Bill 3054 and its potential impact on small park owners and the vulnerable tenants who depend on them. Together, we can find solutions that balance the needs of both tenants and landlords, ensuring safe and affordable housing while supporting the viability of small businesses in our communities. Thank you for your consideration.