

Submitter: Lynn Della

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I wholeheartedly support this bill. It is long overdue. Mobile home (and floating home) residents have, for far too long been subject to the whims of greedy landlords when it comes to rent increases.

Unlike renters of traditional homes and apartments, many residents of mobile/floating homes have mortgages to pay, in addition to their space rental, and many are seniors and/or have limited fixed incomes. One of the primary reasons we gravitate toward mobile homes is their relative affordability as compared to traditional housing.

We are also typically long-term residents and, as we age and leave the workforce, many of us experience considerably drops in income. If we aren't fortunate enough to have retirement plans or pensions, we're limited to Social Security, which increasingly fails to fully cover basic living expenses.

When my partner and I were preparing to make our last move, in late 2019, I was working, but we wanted to make sure we would be able to cover our expenses in our next place with only our Social Security, we decided to purchase our mobile home. Our mortgage. Our mortgage was about \$400/mo. and our park rental was around \$950/month. Our space rent is now \$1,130/mo. I am current unemployed and my partner is no longer able to contribute as much to the household as before. My Social Security covers the space rent (plus water, sewer and and garbage), the mortgage, and either the electric bill OR our phone and internet service (which I need for job-hunting). My circumstances are not dissimilar to those of others in our park.

Even though mobile homes are still (and are increasingly) seen as affordable options to traditional homes, they have become more--and, in any cases, considerably more--expensive to buy, and potential buyers are dissuaded from purchasing them because of the high space rents. This means that, if we can't afford to stay in our homes and can't sell them for enough to support us for the rest of our lives (which can be decades)--or at all, we will be in terrible straits.

This bill will be a literal lifesaver for countless residents, especially seniors and others on fixed incomes, who have very few options if space rents are allowed to continue to rise as they have been.

Thank you.