

Response to the proposal to increase the vacancy decontrol cap

On the face of it an increase from \$72 to \$112 does not seem exorbitant. Especially considering that this suggested monetary increase reflects no changes since 2007. However, a significant reality does not escape my mind.

My input reflects my 15 years living in Golden Oaks Mobile Home Park. In this park there are approximately 100 residents. For the sake of this talk let's just say each resident pays \$800 monthly rent. That adds up to \$80,000 taken in by the owner of the park each month. \$960,000 a year. Here's my question—what does that almost one million dollars pay for? Certainly not just maintenance. Infrastructure? In my time in the park the road has been paved over once several years ago. When I walk the park every day, using a walking stick, I keep my eyes fixed on the road filled with wide fissures and potholes. Because there are no sidewalks I watch out for speeding cars, delivery trucks, construction workers, etc. (we have a 10mph rule in this park) that is ignored by most. 20 to 30 mph are not unusual and I'm sorry but one installed speed bump does not address the issue.

These are two examples of why I'm not keen on the park owners receiving any additional money until I can see in print how their wealth is benefiting the park.

Thank you,
Vieva Kendig