Thank you for the opportunity to share my views on future protections for our homes. My name is Sharon Pevey, and I live in a gated 55-plus community with 170 homes. After a divorce six years ago, I paid $140,000 for my home. At the time, the monthly space rent was $525; it is now $1,417 and continues to rise. Across 170 homes, that amounts to $240,890 in monthly revenue for the community owners. That should be enough to support meaningful maintenance and improvements. Instead, corporate and LLC owners buy additional manufactured-home communities, allow existing properties to deteriorate, and treat residents as "cash cows." They are building wealth at the expense of seniors and younger homeowners. These large owners are already preparing further rent increases and have challenged the 5% cap in House Bill 1217 in Spokane court.

Regarding the overlay, we want to know whether this policy differs from the protections already granted to manufactured-home communities within the city.

If landowners can still easily repurpose these properties and we lose our homes, is the maximum compensation only $17,000?

I ask for stronger protections, including higher buyouts and a longer moratorium—perhaps 20 years.

Investors who buy these properties knowing that residents own the homes on the land should have greater responsibility to those homeowners. That responsibility should be reinforced at the city, county, and state legislative levels.

Homelessness is a growing problem, and community owners are contributing to this crisis. Please also remember that homeowners pay taxes on their homes, so park closures would reduce tax revenue. Apartment renters do not pay these taxes directly.

Thank you for your time and for the opportunity to be heard.

Sharon Pevey