

Good morning, Senator Curry, Representative Gere and members of the Housing and Economic Development Committee. My name is Janet Nittolo and I live in Country Village Mobile Home Park in Sanford. I am testifying in support of LD 1723, "An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases".

In 2020 I retired from NH state service where I worked for Health and Human Services. All I wanted was a nice low maintenance home we could afford in our retirement with some trees and space for gardens. We moved in during the pandemic and my spouse started work as a Covid screener for Nasson Health. Our lot rent was \$330 per month and includes water, sewer and garbage pickup. We pay our own taxes, lawn maintenance and snow removal from driveways. We knew we could afford small lot rent increases over the years as was common practice.

What became clear in 2021 when a large corporation bought our park, is that this was a phenomenon being played out nationwide. Huge corporations were buying mobile home parks as cash cows. They raised our rent by around \$45 that first year. Then another \$45 the next year. That's when I began to get nervous. I tried reaching out to the owner whose name is Nikki. She is our contact person at Philips International. We have no park manager. She just seemed to get angry and told me she was barely making any money. She kept saying that the current lot rent was not the same as my lot rent. But obviously it would be at some point. I'm on a fixed income and my spouse would like to be able to retire someday.

Last year I wrote Nikki an email to try to appeal to her better self before the next increase was due. I told her how much it would make people feel better about the park if she gave us a small break that year and only raised it by \$20 or \$25 for a change. My answer came quickly. She was now raising it by \$75 per month. I knew at that point that it was fruitless. The profits were the only thing that mattered.

My current lot rent is \$515 per month. As of this date the lot rent for new tenants is \$900 per month!! That is almost my entire Social Security check! They have us over a barrel and they know it. We can't just give 30 days' notice and move as we own our homes. And where would we go anyway? Mobile home parks are one of the last options for low-income people.

Please let this bill pass! Or there will be lots of us forced to leave what we thought would be our forever homes. It may even be too late for us as there is nothing stopping her from placing a huge rent increase on us before this goes into effect. But at least with the protection this bill provides, we might be able to find another place that has a reasonable rent and we won't be forced out again. Thank you so much for your time today.