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Thank you chair and members of the committee for the opportunity to speak in favor of House Bill HB19-1309 Mobile Home Act to provide more protection for Mobile Home owners. My name is Debra Beasley I am here with the 9to5 Colorado.

I live in Holiday Village Mobile Home Park in Colorado Springs. Holiday Village mobile home park is a Senior Park. My husband and I moved here in 2015 in our RV. In 2018 we were informed by management that the corporation ownership had decided to not rent to RV'ers any longer. We had two choices move out or buy a mobile home. We had been looking for a house, but the housing market in Colorado Springs is not affordable for a lot of retired people.

We decided to order a mobile home to put on a lot here. Our lot rents have raised from \$475.00 in 2015 to \$761.00 in 2019. We have been promised improvements to only be informed it's now not in the budget because of other hardships in some of the other communities the corporation owns. Lights in parking lots that have been out for months making it dangerous for seniors.

When we have complaints and take them to management and we are unsatisfied with the answer, sending or calling the owner results in no response at all. I have even been told all letters and complaints get sent right back to management to handle. It gets stuck in a file with no more action. So many have expressed fear of retaliation if they complain. They fear they will be evicted if they aren't liked. Seniors should not be fearful to speak up when they feel their concerns aren't being addressed. As of now our choice is deal with it or move our homes. The cost is around \$20,000 for a double wide. The older mobile homes can't be moved because of their age. So the alternative is to sign it over to the park.

We just need a specific place to go for our concerns. So I am asking you to please vote yes on House Bill HB19-1309. Please give Mobile Home owners a place to go for help.