

From: Wallace Carlson [carlson-bud@sbcglobal.net]
Sent: Thursday, July 22, 2010 7:41 PM
To: !FHFA REG-COMMENTS
Cc: Wallace Carlson
Subject: Comments "RIN 2590-AA27"

Alfred M. Pollard, General Counsel,

Rather than me trying to read all this information and make sense of it, I want to give you a example of my wife and I, age 78, who currently live in a Senior Manufactured Home Park called Laguna Vista Estates. We own our 1982, double wide, manufactured home and it is sitting on a postage stamp plot of ground that we rent for \$649.18 plus Trash/water/sewer per month. That amount also pays for the maintenance and operation of the park. Oceanside, CA has "Rent Control" so the owner of the park gets a automatic rent increase of 75% of the San Diego C.P.I. We do not pay 100% of the C.P.I. because there are things in it that do not pertain to us. The San Diego C.P.I. results in more money that the average U.S. or Social Security C.P.I. increase so each year I end up in worse financial shape.

I do have a small pension and Social Security and I live in the most expensive Park in the city. Most folks living in Oceanside Mobile Home Parks are low income or Seniors living only on Social Security. Oceanside has not been able to provide the low income housing required by the U.S. Government.

The Oceanside Rent Control Ordinance is local and at any time 3 votes from our 5 member City Council can vote to eliminate it at any time. Park owning corporations would like to kick us out and build condos or town houses for the upper income folks. The only thing that slows them down is that they would have to buy our homes at a very low price and relocate us within 200 miles of Oceanside. That would mean living in the desert and I could not get enough out of my house to buy another and I could not afford air conditioning in the desert.

Members of the City Council tell us to buy our parks so we don't have to worry about Rent Control being eliminated. We can't afford that because our each lot would cost over \$100,000 in addition to our present mortgage and money to maintain the park and none of us can afford a mortgage for that.

We do need mortgages that low income folks can afford, but not the kind of of mortgages that gut us into the present financial mess.

My wife and I hope to send the rest of our lives right in this park. However, one of us might need to enter a nursing home and we would have to sell and we would need a buyer that can pay a fair price for our house.

Hopefully, my children my inherit this house and since they are not Seniors they could not live in the house and they would have to sell.

We hope and need for you to come up with a plan that is fair and equitable solution for housing the low income and seniors. The Sword of Damocles is the imminent and ever-present peril and sense of foreboding always felt by the low income and seniors because of the possible loss of rent control, and owners trying to kick us off the land.

Sincerely,
Wallace Carlson
276 N. El Camino Real Spc. 243
Oceanside, CA 92058