

Submitter: Theresa Larrabee

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

As a retired teacher who depends on Social Security and a pension for income, I would like to express my strong support for this bill. I currently own my manufactured home and lease the lot on which it sits at Whaleshead Beach Resort near Brookings. I purchased my home here in 2018 because it was what I could afford. At that time lot rent was \$600 a month. 6 years later I am paying \$929 every month as my lease fee. In addition to seeing increased rent, homeowners here are receiving fewer and fewer services. Our water system is in drastic need of repair, landscaping that would help to mitigate fire risk has not been completed, and the infrastructure, including roads and fences and retaining walls are grossly dilapidated. The 10% yearly increase in our lease payments has forced several elderly residents here to sell their homes, as they can no longer afford the huge lease fees. But the huge lease fees also makes selling their homes nearly impossible. The park is largely made up of elderly residents who rely on Social Security. Many of us are struggling because the cost of living increases through Social Security cannot begin to keep up with the 10% a year increases in our lease payments. We are slowly being forced out of our homes, which most of us purchased because of their relative affordability. If these increases are allowed to continue many of us will be forced to abandon our homes because those same increases prevent us from selling them. Meanwhile, the foreign corporation that owns our park has deep enough pockets that they continue to buy other parks, while doing minimal upkeep on ours. Manufactured homes, which used to be considered affordable housing, are very quickly becoming unaffordable for those who need them the most. To me it seems a simple choice... Pass laws such as this one that aim to protect everyday people, or continue to pander to rich corporations that only get richer at our expense.