

Submitter: Nancy Mildren
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

As an Oregon senior on a fixed SSI income and an owner of a residence in Corvallis Mobile Home Park I am writing to you to please support this bill HB 3054\$ that caps rent increases on tiny MHP lots. Please protect affordable housing rights for seniors and low-income Oregon residents who own manufactured homes in mobile home parks or marinas in Oregon.

HB3054 Bill for an Act
to amend Section 1. ORS 90.324: to limit rent increases and sales constraints by a landlord in a mobile home park or marina.

During contingency for purchasing my manufactured home in Corvallis Mobile Home Park in May, 2024, Oregon law requires that park managers disclose in writing the monthly lot rent for the previous five years. My park managers failed to disclose that information and a week after closing, signing a contract with park managers, and paying deposits and rent, I learned that my monthly lot rent had been reset to a charge 30% higher than that of the previous owner and 30% higher than what my neighbors with the same size manufactured home lots on both sides of me are paying!!

I am an Oregon senior on a fixed SSI income and I spent 6 months in early 2024 severely stressed to find affordable housing in Corvallis for under \$1000 a month. Even the cheapest newly built low-income housing apartments start at around \$1200 mo. and require income 3x greater or are only rented to families with 2+ people.

Section 8 has a 5-7 year wait-list.

I was shocked at how the cost of all housing in Corvallis had shot up to such a degree that it makes it prohibitory for seniors on fixed SSI income of around \$1000 a month to find affordable housing in Oregon.

It is discriminatory to have to pay close to 86% of one's income just for the rent of a tiny crowded in lot in a mobile home park.

Current Oregon housing laws are rigged to protect the annual profit margins of large (often out of state corporate management companies) exacting a predatory burden onto mobile home owners needing access to tiny, crowded in lots in Oregon Mobile

Home Parks. An Oregon law that allows a 30% or more “reset” increase upon purchase and 10% annual lot rent increases ad finitum is not sustainable to an SSI income under \$1000 a month that only has a .025% annual cost of living increase.

This practice of Mobile Home Park managers jacking up rent by any amount for new manufactured homeowners diminishes the resale value of the home. A potential buyer who is rightly informed by park managers as required by Oregon law that tiny lot rent will increase 30% more than their neighbors plus 10% annual increases has rights to duly negotiate for a lower purchasing price prior to locking-in to a contract rigged to benefit corporate management’s rights to profiteering at the expense of home owners rights to stable, affordable housing.

A senior may own their manufactured home and pay property taxes and homeowner insurance and utilities but then the law allows park managers to keep jacking up rents a full 10% or more every year to make sure mobile home parks are lucrative cash cows for managers profiteering off of ever-increasing real estate values!!

Large Corporations from out of state have bought up real estate in Corvallis and built huge townhouse complexes and jacked up the rents and all of the local apartments and single and multi-plex homes follow suit making housing unaffordable for seniors on SSI and low-income families.

How is this at all fair when seniors SSI only gives a .025% cost of living increase? SSI only increases by \$20-\$30 each year while rent increases by \$165 plus 10% annual increases- yearly per month increases on tiny crowded in lots adding \$72, \$78, \$86, \$95, \$104 each year to the reset rate of \$715 monthly. My manager told me that over \$900 monthly is the current market value rate in Oregon for small lots in Oregon Mobile Home parks so we should expect steady increases. Oregon Seniors and low income families have a right to stable, affordable housing.