

Submitter: Judy Annin
On Behalf Of: Manufactured Homeowners for Change, Oregon
Committee: Housing and Homelessness
Measure, Appointment or Topic: HB3054

- Like today, after World War II, there was a massive housing shortage, and mobile homes became an affordable housing option for many families.
- Manufactured home park living remained affordable until the last several years, as investment firms and large corporations began purchasing our parks.
- For seniors living in a manufactured home, with mobility challenges, it provides **single floor living which is nearly impossible to find in newer traditional homes.**
- Like me, sixty-three thousand people in Oregon have chosen this form of home ownership. It's a safe, secure community that we chose as our forever home.
- I have had the opportunity to visit with a substantial portion of residents living throughout Oregon. They have shared very personal financial information with me. They have also shared their fears. Whether real or perceived they have many reasons why they cannot or do not write letters, emails, or tell their stories in front of others. Many fear retaliation.
- Our senior population is not familiar with computers enough to "zoom in" to meetings or submit testimony online. They have limited mobility, finances and traveling to Salem from remote parts of Oregon is not feasible. Parking and access to the Capitol building is difficult even for the fit. I have been asked to share with you, their thoughts.
- My background is like many of my neighbors who were teachers, social workers, Registered Nurses, business owners and managers. Some of my neighbors were stay at home moms who raised children with values that allowed them to become productive adults now contributing to society. Others were hardworking laborers, clerks, or care providers.
- We bought our homes knowing that park owners have historically raised the rent about \$25 annually. \$25 is manageable. But with 10 % increases in the rent, it exceeds 30% of most of the residents' incomes. For others it soon will exceed 30% of our income.
- Our reset rate is) nearly \$1300. I've called every realtor that has a home listed in our park and they all say the reason the house isn't selling is because of the reset rate.
- Purchasing our park IS NOT an option. Our park was bought in 2022 and reportedly for nearly thirteen million dollars. Even if we could produce grants and loans, we would need our park owner to be willing to have that discussion with us. All our attempts to communicate with the owner have gone unanswered.

- We are asking you to support HB3054, Legislators can prevent us from losing our homes, our lifelong investment or becoming homeless. Some landlords have suggested if we cannot afford the rising rent then just move. But we cannot move unless we can sell our homes, and we cannot move our homes because MOBILE HOMES ARE NOT MOBILE.