

Submitter: Patti Kirsch

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

Please Support HB 3054

As a senior living in a corporate owned park, my story is the same as many others who have

written. In reading the testimonies of those who are in opposition I find some common

themes I'd like to address:

- Landlords have rising utilities and insurance – so do we, my electrical bill is over \$125. Car insurance and home insurance has risen, I may have to cancel it. Costs have risen steeply for everyone.
- They state they are protecting affordable housing but have raised rents 34% since 2023 almost across the board and want to continue with 10% each year. Is this affordable or sustainable? No, hence the present situation. They say the bill will destroy affordable housing – that train has already left the station, this is no longer affordable housing. This is the new reality of landlords pushing people into homelessness. Homes have depreciated in value because buyers do not want to be in our situation and can't afford the new move in rent rates. The issues landlords threaten to come about have already come about.
- Buyers have the right to ask sellers for an inspection and most do. Why do the park owners need to be involved? Mobile homes are legally considered personal assets.
- Landlords state they just want rents to be at market rate. The "market rates" are being created by them, not by economics. Do you believe a rent of \$1200 a month for a 1970's trailer to someone on a fixed income is market rate? These rents are literally coming out of the blue without any justification. None are mentioning the rents for new buyers, perhaps because they are so ridiculous and would further prove they are not interested in "preserving affordable housing". I want to sell, but I can't find a buyer, no one crazy enough!
- They say they won't be able to cover maintenance costs. For many, many years reasonable increases well under 10% have been sufficient to cover costs. Suddenly it's not enough. If parks are so burdensome and low profit, why do they keep buying more parks.

I understand and empathize with the family-owned parks who have been decent, but in the

end most of them sell to the corporations, for millions over asking price. They followed a

lead of hiking rents too high, too fast. Over 55 parks are harmed the most, can they be

protected? There are 63,000 mobile home spaces in Oregon. For every senior who has

written there are thousands behind them who have no computers or means to go to Salem.

We are asking you to help us keep our homes, and be able to sell, it's not off in the future it

is now, it is urgent.

Thank you.