

Submitter: Bryan Nohl
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054
From Bryan S. Nohl, Brookings Oregon
To: The board of SB 3054
Subj SUPPORT FOR HOUSE BILL 3054 RENT CONTROL FOR
MANUFACTURED HOMES AND MARINAS.

1. First off, let me introduce myself: My name is Bryan Nohl, I have lived at this address since 31 March 2012. Right now, it is just me and my service dog since my wife died.
2. I retired out of the Marine Corps after 26 years.
3. The following are MY observations. We live in a 55 and over park, many of the residents' only income is their monthly Social Security Checks. This year we received a 2.5% Social Security increase, and the park management raised our rent 9.5%.
4. Many people in this park as with many people in America, their biggest investment and their "Nest Egg" is their home. Since this management company took over, many residents want nothing more than to leave this park. The issues are RENT INCREASES AND RENT RESET OF ALMOST 60%. With that, the management company is basically holding the residents of this park hostage. Many people are trying to leave, but nobody is going to move here with a rent of over \$800.00 (with almost 10% annual increase) plus water and sewage, and their billing fees. Currently there are a total of 3 properties for sale. A couple of them have been on the market for almost a year, and the owners have reduced their price anywhere from 40 to 60 thousand dollars, but nobody will touch them because of a 10% rent increase and the rent reset.
5. Looking at my past invoices, between the year of 2022 and 2023, my rent went up over 25%. All of this is totally within the law, and that is why the law needs to be changed. What would you do if in a 2 year timeframe your mortgage went up 25%??
6. In conclusion, the way the current laws are written, these management companies are bleeding us dry. Because of their unchecked policies, they are robbing residents of their financial security. If Oregon wants to avoid thousands of homeless (mostly seniors) on the streets, House Bill 3054 needs to be passed as soon as possible.
7. The residents of the park I am in not only pay rent, the landlord collects fees for water and sewage. No maintenance is being done to repair our crumbling roads

or trim or remove trees over homes.

8. I know that when the Owners and Management testify, They are going to claim rising taxes and expenses in operation. I encourage you to ask them for a list of what they require their tenants pay.

BRYAN S NOHL
SGTMAJ USMC (RET)