

Submitter: Gary and Willa Zook  
On Behalf Of: Big Eddy Marina Tenants  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3054

We support HB3054.

Citizens with lower-middle to middle class incomes who pay their rent without government assistance now have to worry about how they are going to pay their rent in the future!

Government regulation always comes with unintended consequences. There are more tenants adversely affected by the previous bill than landlords that unfairly benefit from it.

This is an opportunity for the OR legislature to correct their previous mistake!

My husband and I are retired, and we're on a fixed income and have owned rental property in past. Frankly we never thought of raising yearly rents so unfairly. We believe the free market, not the state of Oregon, should be driving consumer costs.

Our experience in our floating home community of 15+ years is that our landlord who in the past increased rents 2-3% annually or maybe even every other year, is now taking full advantage, as of April 2025, our lease has increased almost 30%. Our landlord has commented that if he doesn't charge the allowable amount he'd be leaving money on the table

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Also, our single-income daughter has had her rent increased almost 30% over the last 3 years, too. She has been priced out of home ownership. She was hoping to get into a manufactured housing community, but with these continual lease increases, she may not be able to make this type of purchase either.

Sincerely,  
Gary & Willa Zook