

I am writing to respectfully request that you pass HB 3054. I am a Senior citizen living on a fixed income. With the high rent increases, soon all senior citizens will be forced out of their homes. One of the major concerns in Oregon is our homeless rate. If the rent increases continue at the current rate, the homeless rate will continue to rise. I purchased a manufactured home in a 55+ community when I retired thinking that this would be an affordable home for me in a safe and pleasant environment. Although I own my home, I must pay rent on the land to a privately owned company. Unfortunately my lot rent has increased 40% since 2013. Manufactured homes can no longer be considered affordable housing. With the cost of everything continuing to increase way above the rate of Social Security increases, at some point, Seniors will need to make a decision as to whether they pay their rent, their utility bill or buy groceries. Income does not go far enough to pay all of these expenses. These high rents will deter people from buying these homes if this continues. Since you have to pay rent and all of the maintenance involved with the ownership of a home, it is definitely a deterrent from purchasing these homes. I realize that landlords' expenses also increase, however they are still making a very high profit. Our water infrastructure is in desperate need of replacement and should be done in plan to replace a section at a time instead of waiting for a break and then replacing just a couple feet to solve that problem. We not only have our water shut off when this happens but we pay for the water that is wasted when the break occurs. Most of their maintenance involves waiting until something breaks rather than having a proactive plan. Please pass this law to keep this housing affordable for low income people.

Roberta Tobin
17104 SW Eldorado Drive
Tigard, OR 97224