

Feb 2,2025

Dear Chair Marsh, Vice Chairs Anderson and Brees-Iverson, and Members of the Committee,

My name is Bill Bateman. I am a resident of the Rogue Valley South Manufactured Home Community in Phoenix OR. That is a 55+ park. I retired from OSU after a lifelong career in Education and Technology and am new to manufactured home living. I am also the President of the Oregon State Tenants Association, OSTA. I am asking you for your support of HB 3054.

I have seen firsthand how “rent reset” can impact a home buyer. When purchasing our home, the rent listed was at \$654 per month. On closing the rent was \$724, and now it is just increased to \$795. Yet the management has not resolved any of the major maintenance issues in the park with the new fees. Long term problems are unresolved.

An example of that is streetlights are out on some blocks. When residents complained they were warned, “not to make trouble or the light would be taken out.” This is even more dangerous as the streets are cracking and uneven due to tree roots and old age. Water leaks have been ongoing for years to the extent that sump pumps needed to be installed to prevent the foundations from flooding.

In working with our neighbors in the manufactured community in my role with OSTA, I meet seniors daily who must depend on food banks or assistance due to the steady rent increases. Some are even facing eviction. Not next year, but next month. Then, on January 30th I received documentation from there was

an offer of a rent reduction in Quali Run Estates in Forest Grove OR . The tenants were offered **Hush Money Discounts** if they are not "*involved in any protest or litigation against the park*". The cash value of this subservience? \$26.00 (USD)

We will hear are many claims that nothing is being done wrong by the managers in these situations. But if that is the case then why are threats attempts at intimidation and in some cases physical altercations happening? Although, money must be tight, because we're seeing pathetically weak bribes offered to keep quiet about problems they say don't exist?

This measure is the first of the changes that are needed. I'm aware of some individuals and management roles that have criminal records for assault or violent offenses. I'm aware of some police departments not being willing to take a report when problems occur.

Please move this bill out of committee and begin working through the process quickly so we can look at other issues before things blow up completely.

As someone active in business my entire life, I fully support the goals of profit and growth. But when tenants are referred to as **cash cows** and used as a captive income stream to pay off over-the-top loans to limit competition, I must say *when*. Please consider the facts, and help prevent a future wave of Homelessness among the most vulnerable among us: Senior citizens. Going back to work at 80 is not a realistic option, and should not be a necessity. Please support HB 3054.

Please feel free to contact me if you would like additional information. I have included [the link](#) to our most recent statewide survey with hard data on this topic.

Sincerely

Bill Bateman

Rogue Valley South Community (A +55 Community)

4624 S. Pacific HWY #6

Phoenix OR 97535

Oregon State Tenants Association (OSTA)

Board President, Communications Director

707.601.7402

*"Still running against the wind" Bob Seger*