

Submitter: Gina Soltis

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

We absolutely need HB 3054 to be adopted.

In our manufactured home parks our homes have been transformed into commodities that we can no longer afford. We need help from the state of Oregon to stop the disintegration of our communities.

I was thrilled to buy my manufactured home in 2018. I wasn't familiar with manufactured home parks with a monthly space rental fee, but the residents I spoke to were happy. They told me that, on a yearly basis, the rent increases by \$10 or \$15 a month. And that is what ensued until the park was bought by an investment corporation. Following the first "rent control" bill enforced, my monthly rent increased by \$145 per month. When later adopted regulations changed the limit to 10% I felt some relief. Even with that reduction my disposable income has disappeared. Even 10% is not covered by our yearly Social Security increases.

Too many residents in my park have moved - some out of state. They didn't plan on moving and I don't want to move.

And now our monthly bill includes payments for water and sewage which had been included in the rent previously. In 2018 my all inclusive rent bill was \$500, in April 2025 it will increase to \$834. In this park there are no amenities - no activity center, no tennis courts, no lawn care, no house painting - nothing that is common in other manufactured home parks. How can they explain these increases except to line their own pockets?

The lack of amenities probably explains how the previous owner was able to maintain the park with less than a 3% per month increase.

My park and most others are filled with seniors on limited incomes. These corporations and investors have no heart. When we bought our homes here we did not think that we would have to move again.

The people who are buying here now most likely were priced out of their previous homes. If I have to move it will be out of this area altogether.

I really don't want to leave the Brookings area. PLEASE HELP.

Thank you,

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