

Submitter: Mindy Bachmeier

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I bought my home 5 years ago. Current rent was then was \$458.00 per month. I paid cash for a 1974 home and have put almost \$18,000.00 into it in upgraded windows, new water heater, all new plumbing, new back porch, storage building, new heat pump and landscaping. Now my rent is \$722.00 a month. Plus I pay almost \$700 per year in property taxes, which go up every year and electricity has increased to around 30 % more.

New owners have increased the lot rent to \$1270.00 a month for new tenants to move in, so no one in the park is able to sell their homes. Their intent seems to be to take over homes that don't sell.

My park was sold by the original owners children when he passed away, and they assured us that the park was not going to be sold, then about 3 weeks later, said it was sold. That was against Oregon law. The new owners are currently breaking the law that Oregon has in the Senior abuse statutes. The statutes state that it is illegal to take financial advantage of seniors. So their predatory behavior is against the law in Oregon. Manufactured park ownerships provide the highest monetary return in real estate today. Park owners are not responsible for taxes or upkeep on the homes, or for the purchase of the home. In return they can make 22% compounding interest according to the Private Equity Stakeholders project. If my current rent is not capped at a reasonable rate, I will no longer be able to afford my house in 5 years. Please help us stay in our homes..

Sincerely

Mindy Bachmeier