

Submitter: Mark Weiner
On Behalf Of: Umpqua Mobile Home Village
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

Hello

I operate a 65 space mobile home park located in Reedsport, OR and am writing to share my opposition to HB3054. We are responsible operators who maintain safe, affordable communities without any government subsidy and the recently-proposed legislation to reduce annual rent increases to CPI threatens the continued operation of my community. Our costs to operate our communities have increased significantly in excess of reported CPI indexes and we expect that trend to continue into the future. If HB 3054 passes we will be on a march to insolvency as we will not be able to keep up with our rising costs. The first casualty of this draconian measure will be maintenance and repair as the funds to continue our past practices will simply not be there. And as time goes by we will likely be forced to consider other uses for our properties as continuing to offer a service for less than cost is unsustainable. We protested the last time the state brought a measure like this - which ultimately passed. And what we observed once the government intervention occurred was landlords actually increasing their rents higher than what they had done prior to rent control in place. I urge you to reconsider. One can not effectively limit increases in rent without limiting increases in costs - to do so is economically impossible.

Respectively,

Mark Weiner
Monolith, LLC