

Submitter: Patti Kirsch  
On Behalf Of: Response to Feb 3 Mtg  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3054

This testimony is being submitted in response to the meeting on February 3 regarding HB 3054, and in support of the bill moving forward. I would like to thank you for the consideration shown to all who spoke.

Although some of the family-owned parks may not be able to make the same level of profit, not one pledged to keep rent lower than 10% each year or suggested a solution to re-set rents which would still allow the sale of the home. Tenants are not safe moving into these parks as the lure of millions of dollars from a sale to a REIT will probably be in their future. For the landlords, it is necessary to keep the high rents and have no restriction on re-set rents to be attractive to out-of-state corporations.

There are currently 7 parks for sale in Oregon. OSTA stated that they hear of offers for purchase weekly. If HB 3054 fails, those parks will fall to the predators. Bill Miner stated he has received 5 phone calls from owners thinking about selling, guess who they will sell to. They are fortunate to be able to sell and make millions in profit, the tenants who have paid rent for years and years – 15 or more years - are denied the same opportunity, to sell their home fairly, if at all possible to even sell. As Sen. Goldman stated, this is not a free market, the tenants have no choice. Only the owners and investors have choice.

Bill Miner called this bill “extreme” but the actions of owners has caused this backlash. There is nothing to stop a landlord from setting the rent for a new tenant to \$3,000 or \$4,000. Economic evictions follow. Mr. Miner also said there are just a few out of state corporate owners, this is not true. There are “just a few” in the Lebanon area alone. I’m in Southern Oregon, there’s more than a “few” down here. He does not represent all the parks in Oregon. I don’t know of any park who only raised the rent 5.39% during 2019 – 2025, but I’m glad they were able to operate successfully with that percentage.

Another point to consider, if a tenant dies, the family needs to sell the home quickly because the rent is still due each month. It could take months and even years for homes to sell (in my park, homes on the market for 2 years) because of high re-set rents, and the horrible reputation these parks now have. They may have to walk away from the home, and the park gets a home for free.

If legislation is not passed, think about the result of the sale of more and more parks to out- of-state corporations. The time to step in is now before this situation escalates to large scale homelessness. In just two years from now rents will be up another 20% -on top of an average 35% in the last 5 years - people can’t afford that. It is truly madness.

Thank you

Patti Kirsch