

I am here to express my opposition to House Bill 3054, the proposed rent cap legislation, as I am deeply concerned about housing stability in our community. Many supporters of this bill assume that all mobile home parks are profitable enough to continually raise rents to cover rising expenses. However, they overlook the fact that private park owners face rising costs of living and increased business expenses as well. These small business owners strive to provide a safe community and a good quality of living, but they are not getting rich from their operations.

Increased utility costs, such as the recent 6% hike in water rates in Portland, further strain their finances, and they have no effective way to recover these expenses. It seems clear that those advocating for this bill may not fully understand the realities of running a small business; perhaps they need to revisit Business Accounting 101. If there is going to be a cap on what landlords can earn, it would only be fair for the state to also impose caps on rising utility costs and income/property taxes.

We must avoid targeting small business owners in an attempt to resolve issues caused by a few bad actors. A blanket approach will not effectively address the needs of either landlords or tenants. Instead, we should pursue tailored solutions to specific issues without placing additional burdens on those committed to providing housing.

If financial pressures from rent caps hinder a landlord's ability to maintain their park, it risks forcing closure, which would disrupt the lives of tenants who have lived there for years, potentially leading to homelessness for many. Furthermore, this closure would decrease the availability of affordable housing in the area, worsening an already difficult housing crisis.

I urge you to reconsider the potential impacts of House Bill 3054 on both small park owners and the vulnerable tenants who depend on them. We need to work together to find solutions that balance the needs of landlords and tenants, ensuring safe and affordable housing while supporting the sustainability of small businesses in our communities. Thank you for your consideration.

Kind regards,

Suzanne Gardner