

Submitter: Jimmie Dally  
On Behalf Of: Representative Pam Marsh  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3054

Looking at my checkbook, I see my Space Rent in March of 2023 was \$775.43, for January of 2024 it was \$812.43. In January of 2025 it's \$844.51 !! And this IS A 'SENIOR' PARK but, that doesn't seem to matter to Investment Property Group located in Irvine, CA. Their 'group' goes around the country and purchases mobile home parks to make money on and they do! At our (seniors) expense. A neighbor has mentioned Consumer Price Index to me a few times and I have to wonder if 'I.P.G.' even looks at that legally binding legislation that I understand is what 'landlords' are supposed to go by when raising rents. I looked up southern Oregon's 'C.P.I.' before writing these words and it's now 2.5%. Using my calculator and looking at the last rent raise, I see the increase was very close to 3.753%. Of course, as the rents get higher & higher, so does the INCREASE. A never ending battle. Does HB3054 have any real power over these scandalous property owners that don't give a rip about us seniors? If they can take money from my bank account and put it in theirs, that's all they care about. Where's the humanity? The caring? The love for us seniors? If i could put I.P.G. out of business, I would. I find them disgusting, greedy to the max Scheiters! Can't wait for their annual September letter that says "We strive to keep Rouge Lea Estates MHP in outstanding physical condition, (THAT is a lie!) which in turn increases the value of your investment in your home. However, the costs and overhead to maintain the park have increased. We therefore regret that we must increase your rent." HOGWASH! I wrote them a nice letter asking them to prove their 'higher costs' and the consequent rent increases. With NO RESPONSE! I'm very happy somebody is 'looking out' for us seniors however, we'll have to see what results come out of HB3054. All the best to those involved in this struggle.