

Submitter: joanne fanucchi
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3054
To the members of the Senate Housing Committee 5/7/2025
Re: HB 3054

I strongly urge you to support this bill. To those who already do, thank you! To those of who are on the fence or outright don't support the bill, my comments follow, with my goal being to open you up to our reality in order for you to relate to our circumstances. Imagine what it would be like to be lower income after working all of your life for this country and giving to this country, then being on the wrong end of well-off as you age out.

Commonwealth, the park management corporation at our park, is going to raise our rents on December 1, 2025 which means this bill, if passed, will not kick in for us until 12/1/2026, 11 months after HB3054 takes effect. So they get another pass due to these kinds of machinations? Last year they sent us a notice of our 12/1/2024 rent increase: it was dated 8/27/2024 and amounted to 76% of my social security COLA increase. If the bill passes and goes into effect on 9/1/2025, then Commonwealth will have slithered through the cracks once again. Please amend the dates and timing on the bill to protect us from 11 more months of higher increases.

Some of the House opponents of this bill have spoken about the idea that rent cap legislation fails time and again. Well, lack of housing is still a problem, so it follows that the legislation for housing is failing too. Some opponents say that the solution is to build more housing. There is just no applicable logic here.

Rent caps are like tourniquets, stopping or slowing down the flow of cash from cash-strapped people who own homes on rented (stolen) land to richer people who are ruthless in their addiction to more and more money. This is a common problem with predatory real estate investors and developers as well as other industries worldwide. They are the ones that need to tighten their belts because our belts are on the last notch. It is the right thing to do.

I am not a commodity. I am a human being, so please stop treating me like a piece of paper.

The park I live in has no amenities: no clubhouse, no pool, of course, the water is bad and the yard waste containers do not meet the needs of the community. Park management has been breaking ORS 90.767 for years by telling us we're

responsible for cutting down trees. We are not if we didn't plant them. This is just one example of their malfeasance.

The Owners and Park management knows about and ignores all problems regarding the infrastructure. I spent thousands of dollars replacing the plumbing in my home and more recently had to add a whole house water filtration system to keep the rust mostly out. Don't tell me they don't have the money. The owners' NOI is estimated at \$301,000 annually. Understanding NOI and Cash Flow in Mobile Home Park Investing | Keel Team Real Estate Investments.

This amount does not include any debt they may have incurred by using this property as collateral for buying more properties, which seems likely because that's what business is about, right?

Please also consider reinstating the clause that was removed from the original bill – that of rent reset. There was a 10% cap a rent raise for new purchasers of homes in the park. With that now gone, houses will be much harder to sell. New Buyers will balk at an exponential rent increase after mortgaging or paying for their houses. We want Commonwealth and the owners to come to the table because this is how adults do things. As it is now, they ignore letters and do not return calls. I'm not sure things will change for the better unless they're forced to, but at least I'm hoping for some transparency, some sense of people-based instead of money-based ethics, and acknowledgement of their accountability for making the last chapter of our lives much more uncertain than we deserve. VOTE YES ON HB3054. Joanne Fanucchi