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On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3054

Rent increases in the past few years are chasing residents out of the manufactured home park where I live in Harbor, OR - and it has me counting the years until I will also have to move. Please do all you can to help seniors remain in their homes.
Support this bill.

When I bought my \$98,000 manufactured home in 2018 the space rent was \$510 a month. The residents assured me that the yearly rent raise was usually \$10 to \$15 a month- which was no more than a 3% increase. That held true for my first few years. Then the park was sold by local owners to an investment company, and became a commodity.

This is a senior park. It was filled with people who thought they were set for the remainder of their senior years. So many have moved out starting with the 14.6% increase a couple years ago. Most have had to move out of the area and many out of state. I am also wondering how long I can remain in my home.

And this hurts the local economy as our disposable income has disappeared. No more going out for coffee or to restaurants. Shopping online is cheaper than supporting local stores. Movies, plays, donations to local charities all suffer.

Our park is set in a pretty hillside area with some peeks of the ocean and surrounded by lovely trees that block the occasional high winds. We have no amenities - no activity center, no pool, no tennis courts, no landscaping and we pay for our own utilities except for trash pickup. Raises in rents should be for a valid reason besides "we can legally charge you this much more."

My latest rent was \$767. Even a 10% increase is difficult for seniors depending on Social Security increases. 6% would be a greater help to keep us in our homes longer.

Perhaps there should be additional regulations controlling rent raises along with the special tax breaks these faceless owners enjoy.