

Submitter: Peggy Kossler  
On Behalf Of: HB3054A  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB3054

As a manufactured homeowner in an Oregon which is owned by a Large California Corporation I stand with my neighbors and fellow homeowners in support of the bill which will cap these conglomerates that care very little anything than large profit for their wealthy owners. We thought we were doing the smart thing 5 years ago by downsizing our lifestyle into small affordable home that we could purchase without carrying any mortgage. The rent at the time was reasonable , only \$800 a month in 2020 water sewer garbage Insurance and electricity brought our total housing expenses to \$1K. Just 2 days ago I paid my rent of \$1287 water of \$100+ each month sewer and garbage \$65 & \$125 every other month. I won't even add in the Property tax and Homeowners Insurance cost. I will tell you that the \$1500 I am paying now is more than what I have ever paid when I owned my own single family home in Beaverton just 5 years ago. It never occurred to me that renting a very small lot would ever be more expensive than owning a home worth \$500K

Our Park hasn't made a single significant Capital Improvement other than to the Managers home onsite. The common areas that are run down the infrastructure which is maintained by the Park is old dated and in worse condition than the City of Portland's systems.

The majority of our community lives and depends on Social Security that barely covers the housing expenses. If you do not pass HB3054A and cap our rents many of us will not survive another year here. We will be forced to chose between a roof over our heads, or life's basic needs, food medical insurance transportation, Many of us can not sell our homes and go elsewhere and the majority can not be moved, not to mention there is no place to move them to. We are tired, scared we lose sleep at not worrying about the continued rent increases. We are law abiding tax paying and productive citizen that have more years behind us than we do ahead of us and understand the need for rent increases but double digit uncapped rent hikes are going to put us out on the streets or in our graves early. Please do the right thing, the only ones benefiting from these rent increases are the Owners and Executives of these Parks, who have never had to worry if they will have a safe affordable place to sleep at night.

Respectfully,  
A Senior Manufactured homeowner like thousands of others at your mercy