

Submitter: James Dutcher

On Behalf Of:

Committee: House Committee Oregon Housing and Homelessness

Measure, Appointment: HB3054

To: Pam Marsh Chair---Vice Chairs Tom Andersen—Vikki Breeze-Iverson and Committee Members

From: Alder Creek Village

Subject: Manufactured Housing Affordability Bill

To: Committee Housing and Homelessness

Being a park of 55 plus, most of the residents are in their 70's 80's and a few in their 90's. Gives an idea of their income comes only from Social Security.

### **FINANCIAL IMPACT**

With the last increase (2025) some of the residents are considering moving, but with no resources for a house or moving in with family, which a lady in their 80's said I will not be a burden to the children, they would rather live on the streets. One lady said she would sell the house and buy a trailer moving into the woods.

The park has experienced several water leaks over the years. One leak was a year old before the repair and a leak adjacent to the leak took three months. Our billing has changed to Pro Rata so the **RESIDENTS PAY FOR WATER NEVER USED.**

Other violations to Oregon Revised Statutes costing residents above rent and utilities have occurred. (Information available on request)

Landlords and Property Managers claim addition cost prevent a profit but never consider that low-income seniors also have increased costs that prevent them from enjoying the last few years of their lives.

Please consider the impact on residents in manufactured home parks have versus the impact to landlords and property managers wanting double digit profit as a senior also must make ends meet from their resources.

Sincerely

James Dutcher (Chair)

Alder Creek Community Association

