

To the Senate

My name is Paul Brewer, an Oregon Park owner since 1987 who ask this Committee to vote “**NO**” on **HB 3054- A.**

I question how owners will stay afloat, keep quality and amenities of their Parks if rents have a 6% maximum increase “**and**” when the following occurs:

- Insurance Rates are escalating dramatically. Oregon, California, and the entire Country are seeing dramatic increases in Insurance Rates. My insurance at renewal for Olde Stone Village increased almost \$11,000.00, a **21.74% increase**.
- Electric Rates increases have recently been approved in Oregon. Pacific Power received approval of nearly a 10% increase and PGE at 5.5%.
- Utilities (water/ sewer/ storm) Rates have dramatically increased over the years. For example, Portland utility increase in 2024 was 6.24% and Hillsboro was 8.9%
- NW Natural gas customers could expect a 7% increase in 2025.
- Wages increased nationally by approximately 4% in 2024. Oregon’s employment cost increased 4.6% in 2024. My employees have asked how much their raise will be this year. I’ve replied that I don’t know until the States decides whether to pass HB 3054- A.
- Property tax increases alone will go up by 3%, excluding any Bond approved by Voters.
- And finally, maintenance and other costs have increased significantly

Can the State regulate Park Owner’s expenses so they will not increase by more than 6%? This Bill limits income but not expenses. **My Income at Westlake went up 5.1% in 2024 over 2023. My expenses in 2024 went up 9.8% over 2023, excluding Capital Expenses of \$33,653. Supporting documents (tax data info) were sent to the Senate Committee in an earlier written Testimony.**

Also, if park owners cannot enforce homeowners to maintain their home and space per park rules or increase rents to maintain the park, then the park will deteriorate as well as the homes. The value of homes will decrease, and tenants will complain that they can’t sell their home for what they paid. **A concerned friend recently indicated to me, “The standards of the park will be set by the worst home in the park”.** Ultimately, the park will become a Trailer Park rather than a Manufactured Home Community. The Park will then close, and the land will be redeveloped into unaffordable apartments or other housing.

What Oregon needs is more housing not less Parks.

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