

February 2, 2025

Regarding HB 3054

I Live in a Manufactured home park in Salem Oregon.

At current rent increases I will be priced out in about 5 years, and being unable to afford to move my home to who knows where, I will lose my home as well. This will make me one of the homeless at 71 years old. Also as management is allowed to pick and choose the next tenant, understandably so for the most part, but in most cases, they deny routinely until the selling tenant has to sell to management at fire sale prices or forfeit the home altogether, which is usually our largest asset. This does not include the rising prices of everything else that has been rising at a higher pace than recent history.

We are also charged for a water total, at a higher rate and fees above what allowed, presenting them with a profit, but laws written without remedies so we are stuck

Currently the apartment complex next door has the same rent cap as does this MHP park. We watch this complex each summer, make repairs and improvements, and landscape maintenance. This complex is also responsible for all maintenance, for infrastructure underground as well as everything above ground, including but not limited to roof, interior walls, carpets appliances, hot water tanks, electrical systems, plumbing clogs and leaks.

Our MHP is required to maintain the underground infrastructure, roads, on site management home, common areas etc.

Mobile home owners maintain our own yards along with the whole mobile home, inside and out.

Mobile home owners in this park do not perform any proactive maintenance, nearly no common area landscaping maintenance, not even the yard of the home they live in. Sometimes reactive maintenance is performed, but only if they are unsuccessful in convincing the tenant that is their responsibility, such as serious water leak under road, or serious sewer clog due to RV's illegally placed in manufactured home lots, power injecting sewage into lines that are designed for flow type sewer lines.

Our yearly lot inspections are done selectively to only a few lots. The requirements for improvements to these select mobile home owners are set to a much higher standard than the management performs for themselves, requiring us to spend unnecessary money that they refuse to spend for upkeep of their own property. Laws do allow for eviction if we do not comply with the higher standards, which change at least yearly, depending on how bad they want to turn your lot, for a higher paying tenant.

Thank you in advance for your time and attention.

Susan James  
503-884-6862  
[mellowmia@outlook.com](mailto:mellowmia@outlook.com)