

Submitter: Jimmie Dally  
On Behalf Of: Representative Pam Marsh  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3054

I moved to southern Oregon just over three years ago and selected a longtime mobile home park to move into. I did not know it was owned by Investment Property Group, located in IRVINE, CA. They buy up mobile home parks all over the country and don't care if it's a family park or a SENIOR PARK. Senior Parks, in my opinion should get a break on the rent prices BECAUSE the tenants are mostly on fixed incomes. I.P.G. doesn't care; all they care about is making money! The rent has gone UP more than \$130.00 since I moved in here. What do we get for that increase? Nothing. Management has told me I.P.G. won't pay to have things fixed that need fixing ON THEIR PROPERTY that THEY OWN! My feeling is, companies that aren't based IN OREGON should not be allowed to own and manage rental properties in this state because they're 'out of touch' with the realities here. A beautiful, well kept M.H. Park right next door has space rents about \$200 LESS per month than this one! Why? It's simple; Investment Property Group is a greedy operation, looking only for 'how to make a buck.' With NO regard for the people who are living IN/ON their property, in this case, SENIOR CITIZENS. Tenants here pay one price, new move ins (if they can get any) pay a much HIGHER price. That's why VERY FEW are moving in. More importantly, those here who want to sell their home can't because "The rent is too damn high" for new tenants. So, we're stuck between a rock and a hard place! Those who want to move, can't; those who like the area don't move in here because of the high rent and those who want to sell sometimes wind up just giving away their home to the park (aka I.P.G.) thus loosing ALL of their equity in the home. It's disgusting! My previous home was also in a M.H. Park (in CA). I lived there 23 years and made a nice profit on that house, enough that I paid cash for the much newer one I bought here. BUT, if I wanted to do that again (sell this house at a profit) it's nearly impossible because no one wants to move in with the high rents we have. A BIG DISCOUNT in rent costs would be great for the seniors and should be implemented for the seniors in this state and even with a discount, these Investment Companies would still make money! With that said, I SUPPORT House Bill 3054.