

Submitter: Deborah Romerein
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

My name is Deborah Romerein and I am in my 70s and I have owned a small senior 14 space park called Emily Park for the past 25 years. I take pride in knowing I am providing very affordable housing for my residents some of whom have invited me to their weddings and spouses's funerals. But I can't continue to operate if I can't meet my ever growing expenses that far outstrip the inflation rate. No business can afford to operate in the red.

My insurance rates for the park have increased more than 500% in the past 8 years; let me repeat that is...500%. They just increased another 26% this year alone. PGE that serves my park has increased their rates nearly 48% since 2021 with an increase of 18% just last year. My property taxes went up 11%. These are just a few samples of my ongoing expenses that are galloping upwards annually far in excess of the inflation rate. The city of Gresham needed money for fire and police so they tacked on an added ongoing expense to the sewer costs. And also in addition to residents that sometimes don't pay, there are often surprise expenses like a broken sewer line I had to replace which cost nearly \$6,000. This is a hefty setback for my very small park and all park owners have major unexpected expenses like these.

I am very fair with my rent increases and I try to make up for losses by bringing my rents to market rate for new residents rather than giving the maximum rent increases allowed to existing residents. If I can't go to market rent when there is a turnover I will never be able to make up my deficits and I will fall further and further behind.

And many of my residents have thanked me for maintaining a well run park and enforcing rules so that the houses do not become eyesores which they know will not only cause the park to look rundown but will cause their home values to plummet. One of the many reasons people choose to locate in well maintained manufactured home parks is they know they won't have to deal with neighbors who let their homes fall into disrepair or become unsanitary or unsafe. We've all seen neighborhoods where one or two houses are allowed to deteriorate which begins to unspool the entire neighborhood.

I know Oregon needs more housing; we saw this coming many years ago. But to borrow from the medical industry the first rule is to do no harm. Please don't force us out of business. We are the very people who have been offering the most affordable housing for decades and people depend on this segment of the housing supply. We are part of the solution. Please help us to keep this affordable option open to folks by defeating this bill.

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