

Good afternoon, Representative Marsh, and members of the House Committee on Housing and Homelessness,

I am here to raise awareness of my parents' situation, hoping to make a meaningful difference and share their personal story.

Chuck and Susie Smoker have worked hard their entire lives. My mother, Susie, is 78 years old. She was a single mom from the time I was 3 until I was 18, when she met my stepdad, Chuck. Susie is a retired hairdresser, having worked 4-5 ten-hour days a week throughout my life to support me on her own. Chuck, who is 84, is part of the Yurok Tribe and grew up on the Yurok reservation in Hoopa, California. Seeking a better life, he left the reservation after high school and worked in the lumber industry, doing everything from logging to millwork, before retiring 16 years ago.

This is Mom and Chuck hiking...and my Mom's beautiful flower garden.



In addition, my parents have been dedicated, caregiving citizens who have always contributed to their community. For many years, Chuck collected, fixed, and gifted bicycles to the unhoused and children whose parents couldn't afford bikes. He's also known to cut and donate firewood to those that need it, in fact, that's how he met my Mom 40+ years ago. Their volunteering also includes Wilderness Trails, the women's and men's missions in Medford, and singing at retirement homes to bring joy to seniors.

My parents have always lived simply, never beyond their means, and planned carefully for their later years. What they didn't plan for—through no fault of their own—is the 10% rent increase each year in their mobile home park rent.

As lawmakers, you are undoubtedly aware of the challenges faced by manufactured homeowners who rent lots in parks. These individuals are often unfairly grouped with apartment renters, yet their situation is vastly different. Why should their rent be increased to such high levels for the small lot their home sits on?

My parents have lived in Western Carriage Estates for 38 years, it's their home, it's their community. They own their home, pay taxes on it, maintain their yards, and handle the upkeep of their own property. This stands in stark contrast to renters of apartments, where the landlord is responsible for maintaining the dwelling inside and out.

This is a park that was previously family-owned. However, a year and a half ago, the park was purchased by Legacy LLC, a corporation that owns many parks across the country. Since the change in ownership, their rent has increased and will continue to rise by the new state-mandated 10% each year. Given their fixed incomes, these escalating rents are becoming an unsustainable burden.

How does it make sense that rent increases in a senior community—where residents rely heavily on fixed Social Security incomes—would outpace the yearly increases in those very same benefits?

### **THE MATH SIMPLY DOES NOT ADD UP!!!**

Recent reports highlight a growing trend of homelessness among seniors in Oregon. According to the 2023 Point-in-Time Count, approximately 14% of those experiencing homelessness in the state are seniors, and this number is rising. Contributing factors include skyrocketing housing costs, inadequate retirement savings, and health challenges, all of which make it increasingly difficult for older adults to maintain stable housing.

### **SHOULDN'T WE BE WORKING TO PREVENT THIS!?**

I do not want to see my parents, their lovely neighbors, or any other mobile homeowners in this state add to this statistic because of greedy corporations looking to fill their pockets.

Should something happen to one of my parents, the other would have a hard time managing financially with the 10% rent increase that's currently in place. Additionally, when it comes time to sell my parent's place, there's no cap on how much the rent can be raised, which is causing mobile homes to sit on the market for months, even years, unsold. High rents are driving down property values, even making their mobile homes unsaleable. Which leads me to wonder...is that what these corporations want!?

We are grateful for the work that Representative Pam Marsh is doing to bring House Bill 3054 to your attention. See article here: [Mobile home dwellers rally against rent hikes, hopeful for proposed legislation](#)

I am writing to kindly urge you to consider the many hardworking seniors, like my wonderful parents, and support House Bill 3054. This bill would cap rent increases in manufactured home parks to no more than the annual COLA (Cost of Living Adjustment), providing much-needed relief for seniors already struggling on fixed incomes. It would also limit rent resets for new owners to no more than 10% above the seller's existing rent and prevent landlords from requiring costly aesthetic improvements before a sale.

Thank you so much for your time and consideration.

Sincerely,  
Aimee Jameson