

Submitter: Terry Komer
On Behalf Of: River Road Mobile Estates
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

To: Chair, Vice chairs and Committee members
From: River Road Mobile Home Estates Tenants (RRME)
Subject: Manufactured Housing Affordability Bill

RRME is an owner-occupied, 104 space mobile home park in Hillsboro. This has always been a 55 and older senior park since its development. Developed in the late 1970's, the intent was to provide a safe and reasonably priced address for residents in their waning years. Recently, the prevailing message from the owner has become more of a 'take it or leave it'. The vast majority of tenants' only source of income is Social Security and the recent substantial lot rent raises are not sustainable if future increases continue at the same pace.

In January of 2023 2024 and 2025 we've seen increases of 14%, 10% and 10% respectively, all at the maximum limit allowed by the current rent cap under OR law. This has caused numerous tenants to leave due to these increases. We currently have 6 homes for sale in the park. Several of these have been on the market for months.

In varying degrees, we have experienced all of the issues as outlined in HB 3054. In 2016 the owner stated with tenants present, that 'the first \$500,000 is his money'. He further stated that any improvements would be paid for by rent increases. During the summer of 2024, in a discussion with a tenant regarding lot clean up and access to a community dumpster (which had previously been provided once a year) the owner stated that 'I am not obligated to give you people anything.'

In an effort to keep this message short and succinct, we have not included a lot of supporting documentation that can be provided upon request.

Tenants overwhelming support HB 3054 as currently written.