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May 1, 2025

Senate Committee Housing and Development  
Oregon State Legislature  
Salem, Oregon

Re:HB 3054

Dear Senate Committee Housing and Development:

I am an attorney in Eugene that represents both landlords and tenants. I am aware of the housing crisis in our state and its effect on everyone. One of the crucial factors feeding this crisis are the skyrocketing rents that are making so called affordable housing out of reach, especially for seniors and other low income folks. Housing insecurity is affecting people's finances, families, and health.

Part of a comprehensive solution to this crisis are caps on runaway rent increases in parks, one of the last "affordable" home ownership options available for low to moderate income folks. In the last twenty years park ownership has dramatically shifted from owners who lived in and cared about these parks and the residents, to large corporations and investment groups who's only interest is extracting profits from. The result has been a long term abandonment of their responsibility to maintain these parks in a safe and liveable condition as required by current law. These owner now justify their demand for higher and higher rents by pointing out how they have pocketed their profits for many years and failed to keep up with the maintenance, repair, and replacement of failing infrastructure. And, now the bills are coming due.

HB 3054 is a limited proposal to set some reasonable limits on skyrocketing rent increases. It is not the full solution, but it is a good start. Financial assistance and tax incentives for tenants are also part of the solution. I urge you to vote this bill. I hope you will support this bill by urging your fellow Senators to vote for this bill as well.

Thank you for your attention to this issue.

Sincerely,

Matthew Johnson