

Submitter: Rochelle Love Elder
On Behalf Of: OSTA
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

Honorable Legislators,

This is not a future housing crisis; many seniors and families have already lost their homes because they can no longer afford to live in their parks. This is just the beginning. When these Oregon residents leave their homes behind, landlords will eventually find newcomers to take their place. However, this does not address where these displaced individuals will go.

If this bill does not pass, I urge this committee to consider how it plans to rehouse a large portion of the 62,000+ Oregon residents who will inevitably be priced out of their homes. I believe it is much easier to prevent a problem than to solve it later.

With average rent prices projected to surpass SSI benefits by 75% within 10 years and 100% within 15 years, the current system is unsustainable. Action must be taken soon to protect our most vulnerable residents. Many seniors feel as if they are being treated like cash cows.

Parks are aware that there is little affordable housing available, forcing residents to pay whatever is demanded, often leading them to struggle with other bills or even affording food. Our seniors should not have to choose between food and rent.

Even in cases where a resident opts to sell their home and relocate to cheaper pastures, these homes can sit on the market for over a year because no interested buyers can afford the rent, especially given the inflated "reset" rents that landlords are imposing.

Speaking for myself, not on behalf of OSTA, I believe in a free market economy. I find government restrictions on company profits at odds with the American ethos. However, there is a delicate balance between freedom and fairness that you, as legislators, must navigate.

Manufactured home parks are so profitable that many receive weekly purchase offers from large investors. Rent has doubled in the past few years. Seniors and families have already lost their homes due to these rent hikes.

Despite record profits, our Statewide Survey, completed in December 2024, revealed that many parks are not completing the needed infrastructure repair. This leaves residents paying more, but receiving less.

We are not asking parks to forfeit profits or operate as charities. We recognize and respect their need to make a profit, as well as the high costs of infrastructure repairs.

Annual Net Operating Income (NOI) for a park may look like these real examples:

33 units Merrill, OR \$97,502.00

54 units Klamath Falls, OR \$287,697.00

15 units La Pine \$193,281.00

[*As a note and correction to the spoken presentation given during the committee hearing, NOI (net operating income) is not profit, but rather income after operating expenses, before debts and taxes.]

Landlords' profits increase every year, they will never go down. The SSI and retirement funds available for seniors' living expenses continue to dwindle.

I am confident that HB3054 will help us find a fair balance and provide a long-term solution to affordable housing for these Oregon residents.

I respectfully urge the committee to support HB3054.

Thank you for your time to hear about this issue.

Rochelle Love Elder, Vice President
Oregon State Tenants Association (OSTA).