

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

Thank you to those already supporting HB3054. Thank you for seeing the need to prioritize affordable housing. For those of you not on board yet, let me explain why you should be supporting this bill. I live in a 55+ manufactured home park, so I am sharing from my own personal experience, and of what I see happening to my neighbors.

* My home is currently listed for sale, and I'll be lucky to break even. Due to the high move-in rate, currently \$1300/month for new residents, my home has lost significant value.

* I am fortunate to have family to move in with. Many of my neighbors have no choice but to try to stay here as long as possible, but then have no plan for their futures. This has been a safe choice of living for seniors since WWII. If rent and move-in rates aren't controlled, our seniors will be the next large wave of homeless people on the streets. Why create a bigger problem than we already have?

* The large corporations that are purchasing all of the "Mom and Pop" parks throughout the country are trying to say that the 10% space rent increase is necessary for maintenance, when in fact, most of these parks were better cared for prior to their takeover. Lower rents also left residents the ability to afford maintenance required on the home that they own. The park isn't paying to replace windows, roofs, appliances, etc, that's on the homeowner. That 10% lines the pockets of the CEO's and other admin. The \$25-35 rent raises kept this park in great shape for years.

There is nothing that costs a company 86K per month to maintain, and that's a low guestimate based on averaging rent for 106 spaces in my park.

* This is the time to prioritize people over companies. Supporting this bill keeps people, who have worked all of their lives, in what they thought was their forever home. Seniors don't want a handout, they need their security and dignity back. To be able to afford a modest home, along with food and medicine they may need. The big company's make enough, let's stop lining their pockets.

*I dread the day I see my former neighbors living in the streets, but many can't pay the rent increases much longer. Supporting HB3054 can be the difference in so many lives, and also prevent adding another level to our homeless crisis. It's time to let Oregon's senior population continue to support itself by keeping rents low, and keeping them in their homes.

Thank you for your time.