

HB 3054 - SUPPORT
SUBMITTED BY: ANN WALKER 2/1/2025

DEAR MEMBERS OF THE HOUSE COMMITTEE ON HOUSING AND HOMELESSNESS:

The trajectory is clear, without passage of HB 3054, you will be promoting a solid pathway to homelessness of the very people that have fought wildfires to protect Oregon's communities and forests!

As a wildland fire supervisor and natural resource policy specialist, I worked long hours and most all holidays to provide increased safety to our firefighters and the public. I missed my family a lot, yet believed my pension would be the grand reward. Now retired, most pensions of wildland firefighters including mine, have never increased 10%. A rental cap of 10% will never be affordable for first responders and retirees. **SUPPORT HB 3054 and STOP WHAT YOU'RE ALLOWING TO HAPPEN TO RETIREES AND MANY FIRST RESPONDERS.** The 10% rent increase cap is too high and not affordable for those of us on a fixed fire pension! Eliminate the high cap and abusive annual increases!

MOORAGE OWNER HAS INCREASED SLIP RENTAL FEE NEAR THE MAXIMUM 10% EVERY YEAR ALLOWED. I live in a small floating home community on the Columbia River. To my knowledge, other landlords on the river, do not increase fees to the extent that tenants are experiencing annually in Big Eddy Marina. Attempts to sell my small home have been unsuccessful because the constantly increasing slip fees scare off potential buyers. **PLEASE STOP ANNUAL INCREASES and REDUCE RENTAL CAP RETROACTIVE to JAN 1, 2025.**

STRENGTHEN LEGISLATION TO PROHIBIT RENT INCREASES BY CURRENT/NEW OWNERS IN THE SAME YEAR.

ANOTHER RENT INCREASE effective April 1, 2025 - The moorage owner has already notified residents of a rent increase effective April 1st. Residents are struggling with the rent increases from the last two years! Now, we have been notified of a new owner by the end of March 2025. Could we/residents be looking at a double rent increase because of this law? Do not allow current/new owners to increase rents twice in one year!

CHANGE IS NEEDED NOW to stop the exorbitant annual rent increases; my neighbors have already been forced to sell their homes at a drastically low price just to be able to escape this abusive situation.

I recognize the needs of small business moorage owners and if there is not sufficient support for HB 3054, please consider this suggested solution: Make the cap equal to CPI or 5%, whichever is LOWER. Again, make it retroactive to Jan. 1, 2025. **OPTION-LIMIT RENT INCREASES TO CPI OR 5%, WHICHEVER IS LOWER.**

Please support HB 3054 and provide solutions to protect LOW INCOME FIRST RESPONDERS AND FIXED-INCOME RETIREES.

Respectfully Submitted by: Ann Walker — Resident, Big Eddy Marina