

Submitter: Rachel O'Neal

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Rachel F, O'Neal, Esq. 50350 Cowens Road, Slip 5 Scappoose, OR 97056  
rachel@onealfirm.com

Dear Chair Jama and members of the Senate CommiHee on Housing and Development:

My name is Rachel O'Neal, and I live on a floating home on the Multnomah Channel at Paradise Moorage in Scappoose, Oregon. I write to urge you to support SB 611. I am an attorney in the state of Oregon and had the good fortune to purchase my floating home in 2021. While many individuals own their homes at Paradise Moorage, we do not own our slips. We pay a monthly slip fee to the folks who own the right to lease the moorage from the state, and that fee includes water, sewer, garbage, parking and we also benefit from use of the ramp and docks maintained by the owners of Paradise Moorage.

The monthly slip fee for the prior owner of my home was under \$600, and when I began renRng my slip the fee was \$616. The first year that the owners had the opportunity to raise the rent, they raised it as much as lawfully possible, to \$677. At this rate, my rent will increase another \$67 or so this year, increasing my monthly slip fee to nearly \$750. In just a few years, my monthly slip fee will approach a mortgage payment.

While I do not know the financial circumstances of many of my neighbors, many are elderly, like my mother, and are on a fixed income. Some are disabled, requiring the assistance of wheelchairs and walkers. My sister purchased the floaRng home next to me and is the primary breadwinner for her family of five. I support three children and my mother.

The owners of the moorage, I understand lease the property we rent for something incredibly low, under \$5,000/year. There are fifty units that pay a slip fee every month. If everyone paid as much as I do, which some do not, and some pay even more, that total is over \$400,000/year. While the responsibiliRes of being property owners and managers includes paying for water and garbage, and maintaining the septic system, docks, etc., the owners certainly earn a profit, as they should. However, the current annual rent increase is unsustainable. Young working families and older people living on social security and savings are not going to be able to continue to afford to maintain their property and pay the monthly rent and utilities and afford other necessities .

I am very concerned that even I, with an income that I earn, that I will be forced to sell the property and find myself searching for another property in this market with skyrocketing increase rates so as not be paying so much rent to own my home.

What I would ask the committee is that when the landlords who wish to testify opposing the bill raise the issue of financial hardship, to please ask them to substantiate that testimony with actual financial figures that evidence such alleged hardship. The percentage that rent can be increased every year should be lessened. 10% every year is wildly inflated.

If my rent increase is to continue on this trajectory, it will increase approximately as follows.

Current slip fee rent 2023 increase

2024 increase - \$677.44

2025 increase - \$747.44

2026 increase - \$819.44

2027 increase - \$1,091.03

And this is just for what is akin to a homeowner's association fee. For those who are renting, and whose rent is currently over one thousand or two thousand dollars, I cannot imagine who could afford these annual rent increases.

Please support SB 611. Respectfully,

/s/ Rachel F. O'Neal

Rachel F. O'Neal AHorney at Law