

Submitter: Karen Rogers

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

We have lived in Tonopah Village Mobile Home Park (a 55+ park) in Brookings, Oregon since 2009. When we moved in, our space rent was \$285 and included water, sewer and garbage. This was reasonable and affordable as we were both employed. In 2016 we both retired and began drawing Social Security. By then our space rent (still including W/S/G) had increased to \$387 per month. By 2019, our rent was \$420 and still included the afore mentioned utilities. Then, in 2020, our park was purchased by Life Front Communities and managed by First Commercial Properties NW and our rent was increased to \$458 in 2021, \$498 in 2022 and then we received notice that water meters were being installed and our rent would no longer include water and sewer. As of this writing, our base rent will increase on April 1, 2025 to \$587 plus water (average \$7-\$10/month), sewer (\$60.56), meter (\$18.66) and billing fee (\$4.55).

Now, to put this into perspective. This year our combined Social Security checks increased by \$37 a month after Medicare premiums. Our medigap policies increased their combined monthly premium by \$20 so our new monthly income from Social Security less insurance premiums increased \$17. HOWEVER, our space rent increased \$52.50. We are one of the "lucky" ones who have a lower base rent due to our location in the park (lower tier) and we have two Social Security checks, but many of our neighbors are single and many have a much higher base rent so their increase would be calculated accordingly.

Each year since Life Front purchased our park, our rent has gone up far more than Social Security ... the main source of income in our neighborhood. They have made no improvements that warrant such increases. We have no amenities such as a clubhouse or pool or even guest parking. Eventually, some of our neighbors will have to try and sell their homes or even abandon them and possibly increase the homeless population. Selling homes is also difficult as the new base rent is now \$800 plus utilities!

Please support House Bill 3054 and place a lower rent cap for residents of manufactured home parks.

Thank you.

Ronald and Karen Rogers
Tonopah Village Residents

Brookings Oregon