

Submitter: Jane LINCOLN

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

Testimony to the Oregon House, Housing and Homelessness Committee
February 3, 2025

Good afternoon, members of the Housing and Homelessness Committee.

Thank you for allowing me to testify in favor of HB 3054, which reduces maximum rent increases for spaces in manufactured home parks to match changes to the consumer price index.

My wife and I have lived at the Falconwood Village trailer park on Green Acres Road in Eugene Oregon for almost 3 years. This park is for people 55 years old and older. A couple of residents are over 100 years old.

- During the less than three years we've lived here, from May 2022 to February 2025, our rent has increased from 850 per month to 994 per month.
- The increases are between 6 and 7% each year.
- There are many trailers for sale in our park right now, and the most common reason people move is the increases in rent each year.

We own our doublewide manufactured home and are very happy with this community; it is near shopping and a direct bus to downtown libraries and other services. However, we will have to look for a less expensive rental situation if you do not pass this bill.

Our park is full of people who've retired from all kinds of jobs, including social workers, teachers, and musicians. Many people work a part time job to add to their social security checks.

We moved from Paisley Oregon in Lake County in 2022, which is so rural that it's considered frontier. My wife has Multiple Sclerosis and I am an insulin-dependent diabetic. In Paisley, our primary care providers were located 45 minutes away, and there are no specialists less than 2 and a half hours away (in good weather). Our move to Lane County has brought us close to the neurologist and endocrinologists we need, and also to family members, all of whom moved from Lake to Lane County over the past few years.

We will not be able to stay in this park if the rent keeps rising 6 to 7% each year. I am a retired social worker and I receive 1800 a month in social security retirement

income. My wife did many kinds of jobs, including ranch hand, and her social security is 600 a month for total income of \$2400/month. We have medical expenses, food, insurance, car costs with vehicles that have 200,000 miles on them each. We will have to move to a less expensive park eventually, if you don't pass this bill.

Manufactured home communities are a very affordable option for housing in places like Eugene, which sells homes for half a million dollars each. We have a 2 bedroom trailer and bought it for 100,000 in 2022. I don't understand why the owners of these parks need to raise the rents so much higher than the consumer price index each year.

Thank you for the opportunity to speak on behalf of this bill.

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