

Submitter: Mary Bellamy

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

This testimony is written with the intent of raising awareness about the actual human impact of annual rent increases of 10% on myself and others in manufactured home communities like myself who are single, retired, and dependent on one income from Social Security and some investment income to cover living expenses.

I have lived in Brookings OR in Whaleshead Beach Resort manufactured home park owned by Flintstone Properties for the past 3.5 years. My rent has increased by the currently allowed maximum annual increase of 10% each year. I started at \$646/mo in May 0f 2021 and currently pay \$859/mo. Next May, my rent will jump another 10% to \$929/mo. From \$646 to \$929 equates to a 37% increase in just 4 years. I am 74 years old, retired, living on Social Security and some savings.

My communications with Flintstone Properties has led me to believe that they intend to increase land lease rents by the maximum allowable by law each year.

I do understand that any business has operational costs that must be factored into how much is charged for their product or service. My experience is that this is not always based on what the company actually needs, but more on maximizing profits. Most business models do not seem to actually value their customer base, nor factor in their needs as part of their pricing decisions. It is a rare one that recognizes that a business's success is inextricable tied to the well-being of the consumer and formulates pricing policy with that in mind. It's the "We're in this together" mindset.

Obviously, a 10% annual increase is not sustainable for me, and I sadly anticipate placing my unit for sale sometime in the spring. Any prospective buyer will be aware that rent increases of 10% are to be expected, which can only have a dampening impact on sales. I am frankly nervous that when this is learned, potential buyers will decide not to buy here. Would you buy or rent a home knowing you would have to pay 10% more every year? How long could you afford to live in your present dwelling if your rent or mortgage went up 10% annually? It's unsustainable for the human beings who need a place to live. Period.

Passing HB 3054 is essential if we are to address the crisis of the shortage of affordable housing in Oregon and across the country. Limiting the amount of yearly rent increases is essential for the economic, and psychological, well-being of the humans who merely want and need an affordable place to live.

Please remember WE ARE IN THIS TOGETHER!!!!

Thank you for your support!