

**To:** House Committee on Housing and Homelessness

**From:** Jennifer Martinez and James Poppenhagen

**Date:** January 31, 2025

**Subject:** SUPPORT of HB 3054 Reduces maximum rent increases for rental spaces in a facility to match changes to the consumer price index.

Dear Committee Members

We are longtime residents of Rocky Point Marina in Portland, Oregon. We are fortunate to live in this beautiful setting on Multnomah Channel. Jim, who is a Navy veteran and I enjoy the wildlife and beauty of living on the water.

We are retired and on a fixed income. Rent for our floating home moorage has increased 36.9% over the last five years. At this rate five years from now, we will be paying over \$4000 per year **more** to live in our home. These outrageous yearly increases to our moorage rental space for our floating home are becoming unsustainable, and is a deterrent to the saleability of our floating home.

Since we are on a fixed income eventually we won't be able to live in our home that we built. The high rent increases that are occurring diminishes the resalability of our floating home and is unsustainable.

This is a very serious matter and is frightening for our future. The current law allows the landlords to devalue our property with high moorage rents and creates the frightening possibility of losing our home to the landlord due to our inability to pay the unsustainable yearly rent increases. This frightening situation would cause us to reduce the value of our home such that we sell at a price that won't allow us to relocate due to housing availability and higher housing prices elsewhere.

WE ARE IN SUPPORT of HB 3054 which will reduce the maximum moorage rent increase for our floating home to match changes in the consumer price index, and will help us to stay in our modest dream floating home that we built and love.

Thank you,

Jennifer A. Martinez  
James C Poppenhagen