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On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

In recent years, many of the smaller (mom and pop) senior mobilehome residential parks have been purchased by large corporations and investment concerns. These entities are usually quite large and are not companies supporting our Oregon communities, so many hire local management staff. Many parks do not have improvements in infrastructure or amenities, such as the park where I reside. These companies (our park is owned by a conglomerate investment company whose office is in California). Rents are going up very fast, during the past 7 years, nearly doubling our space rent (we own our dwellings outright). Those who live in smaller single wide units pay the same rent as the newer double-wide units, and when they are sold (if they can be sold), are then to be occupied at the latest high rate of rent. In addition, these companies place unrealistic financial eligibility on the buyers, (to have up to 3x the units space rent in monthly income). This is absurd for seniors on fixed income, often having less than 1,000 dollars a month to use for everything.

We need to act quickly or there will be a huge upsurge of Oregon seniors who will be added to the numbers of unsheltered people. Seniors have worked their entire lives to live them out in a low cost manner, and when these large companies sweep up mobilehome parks, thinking that their investments are simply cash cows, and not a simple and sustainable way to live in a lower income environment, put our elders, and these communities in financial harm and trauma. I realize that HB 3504 may not speak directly to this example, but we need to put this issue on the front burner now, it is long overdue to address and effectively change for the common good.