

Submitter: Kim Harrell

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

Dear Chair and Committee Members,

I am opposed to HB 3054 and would like to make a few points.

In our park, we strive to keep rents affordable. Rent increases are driven by rising insurance premiums, utility costs, and property taxes, which are necessary to cover our growing expenses. If rent increases are limited to the Consumer Price Index (CPI), then there should also be limits on these other costs.

Rochelle Love Elder, Vice President of the Oregon State Tenants Association, gave a presentation on Net Operating Income (NOI), but it is misleading. The presentation incorrectly assumes that NOI is all profit, when, in fact, park owners have debt obligations tied to the property. After paying income taxes and servicing the debt, the actual cash left is much less than what is suggested.

Manufactured home owners take great pride in their homes. By improving the aesthetics of communities, homeowners can increase the value of their homes and contribute to the overall appeal of the neighborhood. In today's market, homeowners benefit from the appreciation of their homes in well-maintained communities. When homes are allowed to fall into disrepair, it negatively impacts everyone. If the state prevents us from requiring essential home improvements, it could result in neglected homes and unsafe living conditions.

I greatly appreciate your thoughtful attention to this matter.

Kim Harrell
Oregon City