

I am asking that you oppose HB3054.

I am incredibly proud to be a born and raised Oregonian, and incredibly proud to own a mobile home park in Oregon. Our park is a locally owned, family owned, woman owned business that provides affordable housing. Our community is home to over 450 tenants in 148 spaces. That's 148 units of affordable housing where tenants own their own home. We are currently in the process of adding 49 more spaces and we have had to seriously reconsider this expansion because of HB3054. That's 49 spaces of affordable housing that may not come to be because of this bill.

We all agree that Oregon is in the midst of a housing crisis, a homelessness crisis, and a lack of affordable housing options. HB3054 is not the solution, nor the path forward on these issues. HB3054 specifically targets investors and owners that are a critical part of the solution.

HB3054 explicitly targets mobile home parks and floating home marinas. Mobile home parks offer one of the most accessible ways for people to own their own homes. HB3054 is flagrantly discriminatory towards mobile home parks and floating home marinas, thus targeting small business owners and tenants looking for affordable housing, and an affordable way to own their own home at that.

This bill penalizes small, local, family owned communities that cannot keep up with rising costs if HB3054 is passed. We are a small, family owned, and locally operated park doing our absolute best to provide affordable housing and a safe, well-kept community so that our tenants can live with peace, dignity, and safety. Our park is our livelihood. Our tenants are our customers, and we cannot do what we do without them. We want to continue running our park and running it in a way that provides our tenants with a safe, beautiful, and fully functioning community.

HB3054 severely restricts owners' ability to raise rent to keep up with rising costs of operating our community. I'm guessing that those supporting HB3054 are trying to keep rent affordable for their constituents. I can assure you, HB3054 will have the opposite effect. If this passes, we will be unable to keep up with the constantly rising costs of running our community. Sewer, water, insurance, repairs, improvements, payroll, taxes, and many other costs associated with running our park go up every single year. Our expenses are not necessarily tied to inflation. Unfortunately, in many cases, our expenses are drastically outpacing inflation.

On Monday, February 3, at the HB3054 hearing, you heard from park owners about some of the enormous costs that owners incur. We spent over \$60,000 on our sewer system in 2024. We incurred this cost because of tenants disposing of things in our sewer system that damaged the system to the point that it was unworkable. This is just one example of a large, unexpected expense that we must cover. HB3054 would severely limit our ability to keep up with costs like this. Our ability to raise rent and allow rents to be at market rate is critical in order to keep up with the expenses of running our

community. If HB3054 passes, not only will we be unable to keep up with the expenses of maintaining our park as we have been, but we will have to consider selling altogether.

HB 3054's vacancy control will also drastically reduce incentives for property investment, further worsening the affordable housing crisis in Oregon. Owners rely on market-rate rents to make significant investments in property maintenance, improvements, and expansion. Vacancy control prevents owners from adjusting rents to reflect current market conditions. Without adjustment to market rent, there is no incentive to improve (or develop) manufactured home parks. If HB3054 passes, interest and ability to invest in Oregon mobile home parks and floating home marinas will plummet, causing many of these communities to be developed for other uses and further reducing affordable housing in Oregon. If small, local, family-owned parks like ours are pushed out of ownership by HB3054 I'm afraid this may also make room for large, out of state investment groups with deep pockets to buy up these communities. There is no way that these large investment groups can or will care for our communities and tenants like we do. Whether parks like ours are bought by large investment groups or redeveloped, this bill will exacerbate the affordable housing issue in Oregon.

HB3054 also denies owners the ability to manage how their communities look. People deserve a clean, safe, and beautiful place to live. Our tenants take pride in their homes and spaces and they deserve to be in a community that enforces standards across the board. Because we are able to manage how our community looks, our tenants have higher home values and pride in their community. All people deserve to be proud of their home and community.

You cannot claim to support affordable housing in Oregon if you vote yes on HB3054.

Please vote no on HB3054.