

Submitter: robert tilchin

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

i live in a well run, family owned park in Eugene.(daneland), my contract rate increase is .85 CPI plus prorated increase in expenses. (detailed in an annual report). the past few years we got new sidewalks, refurbished pool and hot tub, and LED street lights. last year my rent increased about 4%, (during the pandemic, the owners voluntarily lowered the cpi increase) . i lived through 12% inflation! (1980), how would 6% cap work? I DO NEED PROTECTION FROM PREDATORY INVESTMENT FUNDS, but this will have unintended consequences. (see quoted article at end). needed improvements, even with community vote option, may not happen. i hope you will pass something more targeted. thank you for your time. "The real issue isn't small landlords. It's the [real estate investment trusts]," said Jennifer Bagshaw, speaking against HB 3054 in Salem in early February. Bagshaw owns a 180-unit manufactured home park in Medford that has been in her family for six decades "I urge you to pursue targeted solutions to address their abuses rather than penalizing family-owned businesses like mine," she said." (from erik neumann opb) ps i have no personal connection to any owners. just a renter who doesn't want to lose what i have due to well-meaning but flawed help.