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On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

I am an Oregon Senior Citizen and have lived in my 55+ Manufactured Home Park for about 10 years. I am almost 70 and feeling the pressure of our situation.

MHPs have been a well-known affordable living sector for close to a century. Now many seniors are facing the stressful realization of possibly losing their affordable living situation.

Our Corporate Landlord was fully aware this was an affordable living refuge when he purchased the park, and began increasing rent as often and as much as legally possible, while adding more parks to their portfolio.

10% increase is unsustainable for many. It will snowball...5 years from this next increase my rent would be set at around \$1,350 to rent a SPACE. The costs and expenses of owning a home fall on me (us) not the Landlord!

We own our homes...

- \*We pay property taxes on our MHs.

- \*We pay expensive Home Owners Insurance.

- \*We deal with the cost of repairs

- \*We have maintenance costs.

- \*We have the expenses of caring for the Landlord's space we are rent (the yards)..

- \*If we move, WE find the next SPACE renter.

- \*We can only sell to someone approved by Legacy's standard of income requirements.

We pay monthly rent until then, regardless of if we live here or not.

This frees the landlords of the many burdens on renting out dwelling units...

- \*No responsibility of repairs on the MHs

- \*No maintenance on units

- \*Less out of pocket costs

- \*More cash flow

- \*A captive tenancy

- \*Guaranteed monthly rent on spaces, despite increases

- \*Limited down-time for space receiving rent

- \*Limited down-time to fill spaces

- \*If tenant dies or leaves, responsible party pays rent until MH sells, or makes other arrangements.

Selling in this particularly much sought-after MHP is now much more difficult because, aside from things mentioned, the new-renter 'rent rate' is outrageous.... it increased to almost \$1,280 within about two years!

While Corporate Landlords and Investors target the affordable living sector, the HB3054 proposed 6% cap will help sustain us longer.

This is a weighty issue, in which many of the MHPs Senior's well-being and independence is at stake!