

**I am well into my 70s and I am still working. I have health issues, but I must continue to work to keep my home.** As of this writing, I am hoping I can retire in the near future.

Some people might think a manufactured home isn't much but it's my home and the roof over my head. It's my secure and safe place. And I'm working hard to keep it.

The corporation that owns our park increases our rent consistently by 10% annually. In fact, one year they raised it 14.6%. That might not sound like much to you but to those of us who are on fixed incomes or are still working and our wages are small 10% annually will price us out of our homes. If you figure out the difference between 6% annually, which is what we are asking you to sign into law to keep us in our homes, and the 10% corporations will continue to charge year after year, here's the difference:

	6% increase annually	10% increase annually	Annual Difference
2025	\$888.44	\$921.26	\$393.84
2026	\$941.75	\$1013.38	\$859.57
2027	\$998.25	\$1114.72	<b>\$1397.64</b>

Out-of-state corporations have had the choice to charge 7% annually instead of 10%. Each year it's 10%. **Corporations have proven they will not do the right thing without legislators requiring them.** Corporate greed is making affordable housing no longer affordable. 10% annually isn't sustainable. And when opposition states they need the 10% to maintain the parks, as tenants we're still waiting to see that happen. Because it's not! Sure, put a layer of oil on the roads, paint the parking spaces in front of the clubhouse, all for the purpose of marketing the park. The park is in worse shape than when the Mom and Pop owned the park, and some years they didn't even raise the rent. Our increases might have been \$15, \$25 annually. Now with out-of-state corporate owners our sheds are falling apart, rodents and other unsavory crawly things can get into them, even cats can get through the holes in the sheds. The roofs on the carport leak and our clubhouse is not handicapped accessible, the sidewalks are heaving and are a safety hazard, the outdoor lighting is not adequate and the lighting that is not working is not being replaced, when it rains, we're walking in water up to our ankles and it is fall risk to the tenants, trees are not being trimmed and the grounds are not maintained. Don't be influenced with statements such as utilities are higher, things cost us more now a days. Well, those utilities and things cost more for the tenants as well. Very little of that 10% is going into the parks.

Have Senators checked corporate statements for facts? Have the corporations opened their books legislators? I'd be happy to provide you with our proof, starting with the OSTA survey that was done a few months ago. Those are facts. **Come visit our park**, or a park near you, see the facts for yourself. Supporting this bill will not prevent builders from building. We're a manufactured home park. It has nothing to do with new home starts. **And corporate spokesperson state it's guaranteed that ALL corporations will raise the rent to 10% annually in response to future regulations.** Sounds like more threats, retaliation, and intimidation we've lived with for so long. So, par for the course that they would threaten us. But in reality, the facts are, they are already increasing the rent by 10% and not providing appropriate maintenance. And ultimately, the compassionate park owner, who we do appreciate, will sell out to the out of state corporations. Everyone has a price. When they realize that the multi millions of dollars that the corporations are paying for parks, they'll sell. They will think about what all that money could do to help their children and generations to come. They will sell for the love of their families. They will understand that the loved one that started the park had passed it down for the benefit of their future generations. It will be a hard choice, but they will do it.

We are Oregonians, we're worked here, paid our taxes here, helped build the economy here, supported our communities here! Our of state corporations take their money with them and leave devastated Oregonians and communities behind. Support Oregonians, support seniors, support hard working young families, support HB3054A

Respectfully,

Turdy Covarrubias