

Submitter: Robert Jensen

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

In Aug 2022, My wife and I purchased our mobile home in Lincoln City, located in a 55+ mobile home park.

We pay a month-to -month lease for the space/lot that our Mobile home sits on. And at the time of purchase, our space rent was what the current owner had been paying. The park had been owned by the same family since its inception in the 70's/80s.

Our lot/space rent includes water and sewer, and that is it. There is no clubhouse, no pool, no Community building, laundry facilities or anything like that. Tenants/residents pay for electric, gas, and trash.

When we purchased our mobile home, we had an on-site manager who kept the place fairly cleaned up. Though it is an older park, so a lot of the units are several decades old including ours. It's a small park, and many of our neighbors are quite elderly and have lived here many years, some have even been here for decades.

On Sept 20 2022 we received a letter stating the park had been sold to a corporation and that we had new owners and our space rent would be managed by them effective Nov 3, 2022.

The letter also stated that effective Jan 1, 2023, our rent would be increased by 15%. Nothing was mentioned about park maintenance or anything else.

On Sept 23, 2023, we received another letter stating from the new owners that we would have a 10% rent increase effective Jan 1, 2024.

On Oct 31, 2024, we received a letter that we would have yet another 10% increase in space rent effective Feb 1, 2025.

To date, we have had 3 increases, totaling 35% in less than 3 years since the new owners purchased the park.

Our park is now rundown, and have no on-site manager to keep the place cleaned up. Any complaints about the park to the new owners falls on deaf ears. There are also huge and well documented Potholes, some of them are the size of sinkholes! When it rains, the park floods, the potholes flood, and yards flood. And it rains a lot on the Oregon coast!

Along with our neighbors, ie 60+ mobile home-owners, and all whom are 55+ are older in this park, cannot afford to keep paying such large rent increases every year until who know when at this rate! We need your help!!

We're asking you to please vote yes on this HB3054A bill. It is high time for Oregon legislators to help keep people, especially the elderly and most vulnerable people in their homes. This bill is a step forward in making that happen, with a rent cap that is fair and affordable for everyone. Please say yes to HB3054A!