

Date: May 6, 2025

Senate Committee on Housing and Development

RE: Support of HB 3054A

Dear Chair and Members of the Senate Committee on Housing and Development,

My name is Judy Annin, and I have been a resident of a manufactured home park in Oregon for the past ten years. I'm writing today to urge your support for HB 3054A.

Before moving to my current community, I lived in other mobile home parks where I could always live comfortably on a fixed income. When I moved into this park, I did my due diligence. The rent was \$425 a month, and annual increases of about \$25 were manageable and predictable. The park was well-maintained, and the manager was approachable, available, and responsive to resident needs.

Everything changed in 2021 when the park was sold to an out-of-state corporation. Since then, our rent has increased by 10%, then 14.6%, and continues to rise by 10% every year. These rapid and repeated increases are destabilizing our community. The park that was once tidy and attractive is now in disrepair. Sheds are falling apart, carports are leaking, lighting is poor or non-functional, storm water doesn't drain properly, and sidewalks are cracked and dangerous to walk on. There is no adequate handicap access to the clubhouse, and trees are left unmaintained, creating further hazards.

How was it that our previous mom-and-pop owners could maintain a clean and safe park with only modest rent increases, but the current large corporate owners can't seem to maintain the basics while charging tenants substantially more?

Corporate representatives have testified that they are imposing 10% rent hikes now in case future caps are lowered—an argument I find deeply troubling and hard to believe. It's frustrating and disheartening to hear such reasoning, especially when those same landlords have allowed the community to deteriorate, despite collecting higher rents. Their actions leave tenants like me with no choice but to ask for legislative protection.

This corporate landlord has consistently ignored tenant concerns. We've tried to reach out by phone, email, certified letters, and tenant-signed petitions—both individual and group efforts. Every attempt has been met with silence. We cannot solve this on our own. The lack of communication leaves us feeling powerless.

More recently, some residents have reported being pressured into signing 30-year contracts, documents they don't fully understand, often with just days to review them. These contracts are lengthy (36 pages), filled with unclear or inaccurate information, and come with vague promises. Many tenants live on fixed incomes and can't afford an attorney to review such complex agreements. The timing of this sudden push—right before Senate hearings—raises serious questions. Is this an effort to prevent tenants from supporting HB 3054A?

The pattern is clear: annual rent hikes of 10%, neglect of basic park maintenance, health and safety hazards, and questionable pressure tactics involving long-term contracts. This is not just poor management—it's a clear display of unethical business practices and a lack of human empathy.

I ask you to consider: Is this the type of business you want to see thrive in Oregon? Do we want to place our most vulnerable residents—seniors, people with disabilities, low-income families—at the mercy of corporations that put profit over people?

I urge you to support HB 3054A. Help protect our affordable housing, our dignity, and our right to safe and livable communities.

Thank you for your time and your service to the people of Oregon.

Sincerely,
Judy Annin