Submitter: Nick Kloepping

On Behalf Of: MHC Residents

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Senate Committee on Housing and Development
900 Court St., NE
Salem, OR 97301

Dear Chair Pham, Vice-Chair Anderson and Members of the Committee,

I have resided in the same MH Community for the past 40+ years.
This is the annual rent increase percentage to current tenants since January 1, 2019, not including
utilities ($80 monthly), compared to Soc. Sec. COLA:

	%	Soc. Sec. COLA
2019	6.5	2.8
2020	6.1	1.6
2021	5.8	1.3
2022	7.3	5.9
2023	9.9	8.7
2024	9.4	3.2
2025	6.4	2.5

Increase: 54.2%   24.6%

Social Security benefit increase is not keeping up with the rent increase.
This facility generally has a composition of tenants that are:

	1 Person		2 Person	
	yr	mo	yr	mo
+/- 10% at Poverty Level	$15 650	$1,304	$26,650	$1,762
+/- 75% at Low Income	$31,200	$2,600	$35,650	$2,971
+/- 15% at Middle Income	$58,200	$4,850	$66,500	$5,542

Part of the 75% of Low Income could be considered Lower Low Income because their income is
more than $1394, but considerably less than $2600.

In my 40+ years of living in this community, there have been many changes. Residents have grown older, retired, lost loved ones and the majority are on limited income (Soc Sec).

Rent has gone from $72 (with utilities) to $1015 (plus utilities).

This was a Mom & Pop 55+ Community and all residents paid the same monthly rent, with small increases each year.

The Community was purchased in 2014 and is managed by an Investment Property firm.

From 2015 to present, move-in rent for new tenants has increased from $368 to $1015 (plus utilities).

Since 1/1/2015, all month to month residents have had an 8% annual average increase in rent.

Therefore current rents will range from $632 to $1015 (plus utilities)

As stated earlier, many residents of this Community are retired, many live on a limited income.

Please Pass HB3054A with a 6% maximum annual rent increase for Communities like mine.