

I am asking that you oppose HB3054.

HB3054 will severely limit landlords' ability to maintain their parks and keep up with rising costs. If this bill passes, it will further exacerbate the housing crisis in Oregon, not work towards solving this issue.

I am incredibly proud to be a born and raised Oregonian, and incredibly proud to own a mobile home park in Oregon. Our park is a locally owned, family owned, woman owned business that provides affordable housing. Our community is home to over 450 tenants in 148 spaces. That's 148 units of affordable housing where tenants own their own home. We are currently in the process of adding 49 more spaces and we have had to seriously reconsider this expansion because of HB3054. That's 49 spaces of affordable housing that may not come to be because of this bill.

We all agree that Oregon is in the midst of a housing crisis, a homelessness crisis, and a lack of affordable housing options. HB3054 is not the solution, nor the path forward on these issues. HB3054 specifically targets investors and owners that are a critical part of the solution.

HB3054 unfairly and explicitly targets mobile home parks and floating home marinas. Mobile home parks offer one of the most accessible ways for people to own their own homes. HB3054 is flagrantly discriminatory towards mobile home parks and floating home marinas, thus targeting small business owners and tenants looking for affordable housing, and an affordable way to own their own home at that.

We are a small, family owned, woman owned, and locally operated park doing our absolute best to provide affordable housing and a safe, well-kept community so that our tenants can live with peace, dignity, and safety. Our park is our livelihood. Our tenants are our customers, and we cannot do what we do without them. We want to continue running our park and running it in a way that provides our tenants with a safe, beautiful, and fully functioning community.

HB3054 severely restricts owners' ability to raise rent to keep up with rising costs of operating our community. I'm guessing that those supporting HB3054 are trying to keep rent affordable for their constituents. I can assure you, HB3054 will have the opposite effect. If this passes, we will be unable to keep up with the constantly rising costs of running our community. Sewer, water, insurance, repairs, improvements, payroll, taxes, and many other costs associated with running our park go up every single year. Our expenses are not tied to inflation. Unfortunately, in many cases, our expenses are drastically outpacing inflation.

I hope you have heard from and will continue to hear from park owners about some of the enormous costs that we incur. We spent over \$60,000 on our sewer system in 2024. We were forced to complete this unscheduled repair because of tenants repeatedly disposing of things in our sewer system that damaged the system to the

point that it was unworkable. This is just one example of a large, unexpected expense that we must cover. HB3054 would severely limit our ability to keep up with costs like this. Our ability to raise rent and allow rents to be at market rate is critical in order to keep up with the expenses of running our community. If HB3054 passes, not only will we be unable to keep up with the expenses of maintaining our park as we have been, but we will have to consider selling altogether.

If HB3054 passes, interest and ability to invest in Oregon mobile home parks and floating home marinas will plummet, causing many of these communities to be developed for other uses, further reducing affordable housing in Oregon. If small, local, family-owned parks like ours are pushed out of ownership by HB3054 I'm afraid this may also make room for large, out of state investment groups with deep pockets to buy up these communities. There is no way that these large investment groups can or will care for our communities and tenants like we do. Whether parks like ours are bought by large investment groups or redeveloped, this bill will exacerbate the affordable housing issue in Oregon.

HB3054 also denies owners the ability to manage how their communities look. Our tenants take pride in their homes and spaces and they deserve to be in a community that enforces standards across the board. Because we are able to manage how our community looks, our tenants have higher home values and pride in their community. Everyone deserves a clean, safe, and beautiful place to live.

Many of our tenants take wonderful care of their homes and spaces. However, some tenants do not. When a tenant who takes very good care of their space is right next to another tenant who does not follow community rules and leaves their space in disrepair, this not only affects the community as a whole, but it directly affects the tenant who cares for their space by lowering their home value. Many parks have tight property boundaries and many tenants are very close to their neighbors. How their neighbors do or do not maintain their space, affects them directly.

Our park is a beautiful, valuable community because we, as management, are able to enforce standards. Our community would not look how it does if we are not able to enforce that our tenants keep up their spaces and homes. All people deserve to live in a safe, clean, and beautiful community that they can be proud of. Being able to enforce our community rules provides this to our tenants.

I'm asking you to read this bill carefully, and thoughtfully consider what consequences will come from HB3054. This bill deeply impacts the future of investing in Oregon real estate and providing affordable housing for Oregonians.

Landlords and tenants alike are your constituents. We are all Oregonians. Now is the time to acknowledge that we are working towards the same goal- affordable housing in safe, well-maintained communities for Oregonians.

HB3054 does not get to the heart of the issue, instead it exacerbates an ongoing crisis. I want more affordable housing in Oregon. Our park provides 148 units of affordable housing where tenants own their own homes. We are actively working on adding 49 new spaces but have had to deeply reconsider because of HB3054. Let's work together to provide more affordable housing for Oregonians.

Please vote no on HB3054.