

Submitter: Nancy Ward

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Chair Pham and Committee Members, Anderson, Broadman, Nash and Patterson

I have owned and lived in my floating home at McCuddy's marina in Scappoose for 19 years. For the first 15 years my rent increases were consistent with CPI. With the passage of SB586 in 2019 we became part of the MMCRC community and subject to the defined regulations regarding rent increases. In 2020 that meant 7% plus CPI, which was later capped at a flat 10% yearly increase. This has been a jackpot for marina owners who immediately began charging the maximum allowable increases.

If these yearly increases equated to an increase in maintenance and services it would be one thing. However, that is not the case. Our water system has been unreliable since I moved here. Every winter we lose water due to lack of proper infrastructure - sometimes for a few hours, sometimes for a few days. The list of other management responsibilities that have been repeatedly requested and ignored include: parking lot maintenance and security as well as dock maintenance and safety. These issues are exacerbated by a lack of communication and basic customer service fostered by knowing homeowners have no where else to go. Please also keep in mind there is a moratorium on building new marinas for floating homes in the greater Portland area. Therefore, capping rents will not be the reason no marinas are being built!

Lastly, but most importantly, the value of our homes, one of our biggest assets, decreases with each exorbitant rent increase. It is obvious it won't be long before my home will need to be sold at a loss to get out from under the monthly rent.

I ask for your Yes on HB 3054.

Onward!

Nancy Ward
Scappoose, OR