

Submitter: Connie Hill

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Dear Members of the Senate Committee on Housing and Development,

Hi, my name is Connie Hill. I want to tell you my story about living in a manufactured home park and space rents.

For twenty-two years I lived in Tigard at Eldorado Villas. During my first ten to twelve years at Eldorado Villas, which was not a cooperative, the rent increases were small. But around 2016, the increases got steeper. When I moved in April of 2023, the rent with water and sewer was about three times my original space rent.

Everyone in that park was at least 55, and most were older. Most of us were on fixed incomes, which meant these increases, even if minor, made a huge impact on our lives. My income was less than \$30,000 a year. I knew if I didn't find something else, I'd lose my home and any money I could get from selling it. And I was not alone in this.

I was 78 when I moved to Two Rivers Cooperative, and I am very happy with the space rent and the park. Converting a manufactured housing park to a co-op means it remains permanently affordable. It also gives residents a say in rent increases to address infrastructure repairs or upgrades- it's a truly democratic process. And it means our homes are permanently affordable which gives me an incredible sense of safety and security.

That's why I am writing today in support of HB3054. Manufactured housing is one of the last affordable housing options in a volatile and unpredictable economy during times of high inflation. The legislature has put hundreds of millions of dollars into new affordable housing, but we also need to preserve existing affordable housing to get the most from those investments.

Feel free to get in contact if you wish to hear more about my experience. Email, gmnite@yahoo.com or by phone, 503-330-7549.

Regards,
Connie Hill