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On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

Greetings, Senators - This issue is so multilayered.

My comment is about the TIMING OF THE EFFECTIVE DATE OF THIS BILL. Commonwealth Real Estate Services manages 97 mfg. home parks in Oregon. The average number of homes per park is 86 (based on a very rough sampling of the first 22 homes on Commonwealth's website.) -The range i looked at was from 36-218 homes. I would have done a whole extrapolation, but the deadline for comments is too near.

if you conservatively multiply 1 person per home x 86 homes per park x 97 parks you get 8,342 people who are going to be affected one way or another. And that's just Commonwealth. How many other owners/managers are pulling the same kinds of stunts they are? Since Commonwealth doesn't increase everyone's rent on the same date, there is so much room for manipulating the dates that they can and will do anything they want up until 9/1/2025, if the dates don't change. Meaning, that they will send us a letter dated 8/27/2025 or somewhere before 9/1/2025 to slip through the cracks of this bill to maximize their profits for one more year for 1000's of us.

i would like you to imagine that there are 8,342 people alongside us thinking the same thing. I would again conservatively say that 1/2 of these people would be in support of this bill a) if they knew about it, b) if they could get out of their comfort zone of fear and c) took action. PLEASE, AMEND THE TIMING AND DATES OF HB3054 to fix the loopholes given to the landlords or property management people. I bet you they can't pull 8,324 people out of their hats to oppose it. You could change the effective date of this bill to the day it passes the Senate Floors, if it passes, INSTEAD of allowing the corporations or owners to manipulate the dates to their benefit. Someone marked this bill as an emergency, but if the owners/property management people are not stopped from manipulation this, manipulate them back and amend the bill. Otherwise, thousands of us are going to have to wait a year for the ambulance to arrive.

Finally, I just now had a thought. We don't sign new leases every year, we are on a month to month agreement. We just get a letter saying our rent is going up. If we are truly month to month, doesn't that mean that they can only keep the preHB3054 percentage for one month in our case (the month of Dec 2025), then the new law kicks in (Jan,2026)? I hope that's articulate enough for you to see where i'm going with this last thought. So - two options - 1) Change the effective date to the same

day the bill passes, hopefully, or include language in the bill to reflect the month to month reality and guarantee ALL of us will receive the benefits you and we have worked so hard to make happen.

thanks very much  
joanne fanucchi