

Submitter: Deborah DuBoff

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

I ask you to vote in favor of this Bill. I am a senior citizen living in a senior manufactured housing park. We chose to buy here because the cost of housing in southern Oregon is so expensive. This was a more affordable option for us. Manufactured homes are now in greater demand as an affordable housing alternative across the country. However, the cost of increasing rent puts a burden on us and means we are using more savings that we may need in the future to cover living expenses and catastrophic healthcare costs. I recently saw a news Story that equity groups are buying parks because they are getting a return of 22% which is far more than they can earn on other kinds of investments. Those returns come from rent increases that are jeopardizing renters who have no other low cost housing to turn to. The rents are unreasonably high already. A case in point is a home that has been for sale in our park for almost a year. The home was constructed in the 1970s, it is selling for \$38,000 and they can't sell it. The cost of the rent will be \$945 a month. Does that sound like a reasonable rent for a home of that age and outdated condition? Someone who would buy that home as an affordable option can not likely pay that much rent if they are living on a single social security income. Affordable housing is a moral and ethical issue that must be addressed and these investment groups are using a vulnerable population to make unethical profits. We had asked for rent increases tied to Cost of Living Increases. This Bill has given park owners more than that. Affordable housing is critical and this Bill will at least help park residents though not enough.

Please vote yes, Thank you