

To Whom It May Concern:

I am writing in favor of HB3054A and would like you to approve this rent cap of 6% especially since Washington just passed theirs at 5%. Over the past 7 years our park rent has gone up 9% a year and most of the seniors who live at Eldorado Villas in Tigard just cannot afford to live here. They are on a fixed income, mostly social security and retirement, but it doesn't cover their monthly costs because this park also charges us for sewer and water bills which run anywhere from \$200.00 to \$400.00 a month in addition to our monthly space rent.

My rent check last month was almost \$1500.00. Keep in mind we own the manufacturer's home but pay a month-to-month space rent without a lease and we also to use their land and pay their expenses to run and maintain this property.

This park is one of three parks in a 2-block radius that is owned by a California company that doesn't care about the tenants, they just care that the properties probability and the seniors who make them rich!! We are just an asset because if they cannot keep up the property's maintenance or pay the bills they can be evicted and most of the time, they end up walking away giving the home back to them to sell to someone else.

I have seen this happen more times than you can imagine. It is so sad to see a resident in their 80's and 90's must leave their home that they planned on dying in because they can no longer afford to live here with the increase in rent. They did not plan for a future like this...

I know this firsthand as I covered my mothers rent for 18 months before she died because she got cancer and could not work a part time job to help pay her increased bills and I was blessed that I was able to help her. I also have experienced the financial stress myself living in her home when I lost my job during COVID and was on unemployment I couldn't cover all my bills either and the biggest burden was the rent and utilities kept going up but my income did not.

What this showed me clearly is we are all a paycheck away from being homeless and out on the streets especially if this is not capped moving forward. I have been back to work and I am lucky but that still worries me about my future and if this rent is not capped and something is done about these increasing utilities most of my neighbors will not be living here 5 years from now so please do the right thing and help us keep a roof over our heads in our senior years and if you don't please get more money from the governor as there will be many more homeless seniors and veterans on the streets!!!

Thank you for your time and consideration, it is greatly appreciated.