

My statement in favor of HB 2990

I am Stephanie Linn, a resident of Longview Hills Manufactured Home Community in Newport Oregon, owned by Phil Taylor, HCA. I own two radio stations KSHL FM and KRLZ FM in Newport and I have lived in this park for over 12 years with my disabled husband Richard and our adult daughter Kellie.

I would like to share with you today my experience with the sale of our park.

March 28, 2016 residents received an UNDATED notice from park owner, Brian Fitterer suggesting that our park may or may not be for sale.

There was strong interest in a tenant purchase, so with the assistance of Terry Smith, CASA, I reacted quickly we formed a Tenant's Purchase Committee. CASA began the process of trying to make an offer and proceed from there.

April 4, 2016, well within the ten-day window, I notified Fitterer that we had a Tenant Purchase Committee established. I can tell you, 10 days is not enough time to organize a tenants purchase committee. From that point on, Ms. Smith and CASA did all the leg-work, prepared our offer and presented it to him. Our park is estimated to be worth 7-8 million dollars. Based on recent park sales in Oregon, CASA recommended we come in high at 12 million dollars, which we did.

This offer was rejected as the owner told us he had an offer of 16 million dollars. CASA and our committee returned to Fitterer prepared to match this offer, but he refused because "there wasn't enough time."

After the sale failed, we learned that the new owners and their managers assured people in our park that there was never any question of the tenants purchase as "the deal was done before the letter was sent."

Phil Taylor, HCA, paid over 16 million dollars for a 177-space park worth 12 million dollars at best. Now every effort is being made by Phil Taylor and his managers to drive out tenants with 99-year leases and replace them with 5-year leases that require capital improvement pass-throughs that are clearly violating Chapter 90 laws.

We asked CASA to investigate the sale, but messages were not returned.

The process has failed us – we are very disappointed that we were not able to purchase our park and living under the new owners and their managers is really horrible.

Respectfully submitted,

Stephanie Linn

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