

Re: HB2580

I live at Lakewood Park Vista in a 1,624 square foot home. I moved here in October, 2015 and my rent was \$493 monthly. In 2021 I pay \$640 monthly, so there has been a 4% average rent increase, each year, for the 5 years I have lived here. My home was built in 1971 and would probably sell for less than \$50,000 in today's market.

Lakewood Park was purchased, and renamed Lakewood Park Vista, in the spring of 2020. The residents were informed the rents for all new residents would be \$900. This applies to both new homes now being built, and to future sales by current residents.

In checking rents at other manufactured home parks in Eugene, \$900 a month rent is considerably more than owners of other properties currently pay. Buyers will, therefore, be deterred from purchasing in our park, reducing the value of our present homes. Also, the current Park owners will consider buying our homes, and replacing them, but only for \$10,000 to \$20,000 each, a considerable decrease to the value.

This is a seniors' park and many of our resident's live on Social Security or other limited income. The loss of value to our homes will be devastating.

Please pass HB2580 to relieve this situation for the residents of the mobile home parks in our County and State.

Thank you,

Jacqueline Bishop
current resident
Lakewood Vista Manufactured Home Park