

Submitter: Lynn Cole

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I am asking for support of HB3054. I currently live in a manufactured home park and am on a fixed income. I sold my home in Portland and relocated to Lebanon, Oregon planning to live in a small community near friends. I found my retirement home which was affordable and offered me a safe and stable environment. When I purchased my home I had no idea my lot fee was going to go up 10% every year. In the past, I was told the lot fee would increase by \$25.00 to \$30.00 each year. My monthly lot fee has increased \$173.00 per month since I moved in. If the lot fee continues to increase 10% every year, I will eventually be priced out of my home. My home continually depreciates in value as potential buyers do not want to pay the high lot fee. I see my neighbors homes for sale drop in the asking sale price. In November 2021 the listed lot fee was \$ 550.00/month. Today, the move in lot fee is \$1280.00 ( new owners now pay an additional fee of \$80.00 for garbage and sewer). This is a 132.72% increase. This increase in lot fee occurred after a large corporation purchased our park. This is more than anyone wants to pay for a small patch of land .As a homeowner we are responsible for all costs of repair and maintenance as well. We are not a luxury park. I think its safe to say most people living in manufactured homes don't get a !0% increase in their income every year. How will we ever keep up? Please keep our homes affordable. Help reduce the 10% lot fee increase and new move in lot fee cost. I worked for 51 years to save and retire to an affordable home and to remain independent and not be a burden on my family or other resources. I am advocating for myself, my neighbors and thousands of others in Oregon who are unable to make their voices heard due to limitations with their failing health, and resources. I have talked to many people in my park and hundreds of people when making calls in support of the OSTA Survey to gather information rent increases are impacting their life.

Thank you.

Lynn Cole  
Lebanon, OR 97355