

Submitter: Bryan Stephens

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

Part 2

Now I'm gonna give the examples on some of the stuff that goes within the park

Security deposits on vacant lots

Some parts are charging that and that's illegal under chapter 90 they either need to refund that money before you sign a lease or when you sign the lease deducted from the rent. ( that did happen to me at Shorepines Bay Village in Coos Bay. The president of the trust In The Park manager told me no I showed them the chapter they call MHCO and they told them to refund me back because what they did was illegal.

Some parks deny and refuse to do mediation with tenants under chapter 90 they cannot deny they have to do it, but they do it

Park managers, maintenance they are rude. They yell at attendance and they lie about stuff and throw you underneath the bus to protect themselves so they don't get fire.

I see this in mediation and I've been doing mediation for three years and I listen to this and the more and more I live in my manufacture community park. I see it and it happens to me. I'm not gonna get any details about this because I don't have enough room for other things to say that goes on within parts

Retaining walls

There are some parks that refused to pull up retaining walls when the land is shifting . Some of the owners say absolutely no I'm not doing it.

I had this issue myself the facility manager at Shorepines Bay Village said that I didn't need one and I have a broken concrete retaining wall and it is coming down. I have pictures. I talk to the office about it. They gave me a hard time about it. The facility manager lies lies lies, and I showed the picture to the president of the trust which is Marcella I do have in writing that they're gonna take care of it after the sewer lines get put

With the rent increases that they want to do. I will tell you in Coos County. There's very few nice parks. The majority of them are in very sad shapes and those parks are so dumpy. It's pathetic. These people are paying close to seven to \$800 a month for their space to put their manufacture home on it And the park is an absolute dump so what are they doing with the money? These owners are packing the money and not fixing up the park or doing anything with landscaping nothing.

I drive around to these parks and present myself at the office to let them know about

mediation services and then at the same time I do not go door-to-door. I just drive around the park and if I see tenants out, I stop and talk to them and let them know about mediation And they complain to me about the condition of the park how they don't do anything and etc., etc..

#### Tenants committee

Some parks tell the tenants know they cannot have a attendance committee on the chapter 90 that's a no no they cannot stop the tenants forming a committee

This also happens in my park at Shorepines Bay Village in Coos Bay. The tenants have told me that they want an in form a tenants committee they said they have talked to the office about it and they said no you cannot form one you cannot have one.

I went to the office and I talked to the park manager, Katie and Marcella the president of the trust and they said no you cannot form a committee here we will not allow it and it will not happen . And at the same time, they told me that my my own F@@@ing business or I will be evicted.

At home go ahead because they'll be a big fat lawsuit and it's illegal under chapter 90 to do that .

This is just a few of many things that goes on within parks I hear this through mediation, but then I hear when I visit the parks when I drive around and talk to tenants and so forth.