

Submitter: Suma Elan

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

My husband and I, currently living in Eugene, bought a manufactured home at Whaleshead Beach Resort just north of Brookings, nearly 20 years ago. Our plans were to retire and live there in the future, and in the meantime rent it out as a vacation rental so that we could afford the monthly lease on the lot, which at that time was around \$300. The ownership of the park has changed over the years, and the lease cost has gone up incrementally, until now it is over \$900/month. Over the years, the infrastructure at the park, especially the roads and water system, have of course aged and degraded, and is now at a point where there are water system leaks and crises on a regular basis. The current owner of the park is a Canadian based corporation that seems well intentioned, but has not been able to overhaul the infrastructure enough to avert these crises. At the same time, the owner has been raising the lease rate 10% a year because it is legally allowed to, and now my husband and I cannot afford to maintain our beautiful vacation home and rental. Financially, we are forced to sell it, but that will be harder with such a high lease rate. We are in a financial bind from which we can hopefully extricate ourselves, but our neighbors in the park who are permanent residents and on fixed incomes, we sympathize with greatly, and run the risk of losing their homes altogether. We adamantly support this bill that would restrict lease or rental increases of manufactured homes to match COLA increases.