

To: Rep Pam Marsh (D-district 5)  
**Committee Hearing for HB 3054 support**  
Monday, February 3rd, 1:00 PM

From: Sandy Blackman, SVCNB Board president  
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In these times of chaos, when being cynical, fearful, or isolated can seem the norm, I am grateful that Oregon's legislature has given Surfside Community the opportunity to become a resident owned community (ROC). Our park of 55 and older residents was selected to receive technical and financial assistance with the help of Casa (Community and Shelter Assistance) program and ROC USA. They worked tirelessly with us to form a board, write bylaws, community rules, develop a budget with affordable rents, attend workshops while simultaneously working with lenders to provide funds so we could become a ROC. After 10 months we have received the funding, jumped through all the hoops and are officially Surfside Village Co-op, Nye Beach. Since 2007 we are Oregon's 28th park conversion!!

Our MH/RV homes are three blocks from the beach, residing on almost three acres in historic Nye Beach, an area of Newport. Because we are a beach town we have watched as high-density buildings are being built all around us, squeezing into small lots. As elderly residents some of us felt threatened and would comment, "the sharks are circling us even though we are three blocks from the beach." We were at risk of being bought, then evicted, unable to move our homes with nowhere to live.

We've been taken advantage of at times from two different owners. One owner didn't update our park rules to meet new Oregon MH laws restricting us to outdated laws. They were threatened when we became a MH/OSTA tenants association and harassed the organizers of the association. Our last owner had turnover in Property Management companies and managers which were hard to reach or get any help when needed. Recently our rent has gone up 10% the last two years when the owners were preparing to sell the park. The rent increases made it difficult for some of our residents and were larger than resident's yearly social security increases.

You may ask who we are as residents? There are 33 residents. We all own our homes. There are no vacation rentals. We all qualified as low to middle income based on the AMI of Lincoln County. We range in age from 55 - 95. Some residents have lived here for 25-30 years when rent was cheaper and buying a home was affordable. Approximately 60% are single females who are widows or divorced. Almost everyone lives on Social Security. Professionally we have been waitresses, nurses, artists, farmer's wife, Walmart employee, retired PUD, hospital employee, teacher, auto-mechanic, professional painter, counselor, city employee, bookkeeper, published author, property manager, pet sitter, restaurant owner, Intel worker. We are the faceless and marginalized population of elders who are trying to live with passion, meaning, purpose and dignity as we age.

We want to thank all the institutions that receive county, state and federal funding that allows low to middle income residents to remain in their homes and MH/RV parks. We are especially grateful for Casa and ROC USA. We represent the backbone of America as worker bees who have raised families, worked for decades, paid our taxes and who are now experiencing possible physical or mental health issues, financial issues, or affordable housing issues due to aging. Please, don't make us choose between paying rent, paying for food, paying for medical help, or paying for prescribed medications. We will continue to contribute as long as we can, but we've also earned the right to exit gracefully with dignity and not be among the homeless.

We urge you to pass rent stabilization for residents of manufactured housing communities. We support HB 3054 and the protections of low- to middle-income residents like us.

Thank you

Sincerely,  
Sandy Blackman, Board President  
Surfside Village Co-op, Nye Beach (SVCNB)