

Submitter: Martin Desmond
On Behalf Of: Harbor Village Cooperative
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB51

Chair Pham, Vice Chair Anderson, members of the committee, my name is Martin Desmond from Newport. I am treasurer for the Harbor Village Mobile Home/RV park cooperative. The cooperative is the largest cooperatively owned mobile home park in Oregon and Washington with 200 spaces. I am here to support SB 51. I am here to let the committee know about our successful cooperative due to the existing laws and partnerships that have helped our cooperative purchase and manage the mobile home park.

The previous owner of the park put Harbor Village up for sale in 2021. Even though the covid pandemic was in full swing, we were able to organize residents via Zoom with weekly meetings that attracted 50 to 65 residents per meeting over the course of many months. With the technical help of CASA of Oregon and the financial help from the Network of Oregon Affordable Housing, we were able to obtain a bridge loan to purchase the park for \$9.7 million. With the help of Oregon Housing and Community Services, we were able to obtain an \$8 million grant. CASA was able to secure a \$2 million grant through HUD with the support of Senators Wyden and Merkley. We were able to get a permanent loan in December 2024. We currently owe \$6.8 million to NOAH and \$667,000 to CASA on these permanent loans. We have never missed a payment in the past three years.

Our projected income for 2025 is \$1.2 million and our projected expenses is \$1.1 million for a net profit of \$100,000. Our space rent on the mobile home side is \$511. The space rent on the RV side is \$600. The space rent on the mobile home side has stayed at \$511 for the past two years. Based upon our current projections, we do not anticipate a need to raise space rent for either the mobile home or RV side for the next year.

I would like to thank Senator Anderson for his long time support of our cooperatively owned park. I am also happy to note that another one of the mobile home parks in Newport, Surfside, just became a new cooperatively owned park.