

May 1, 2025

Senator Deb Paterson
900 Court St. NE
S-411, Salem, OR 97301

RE: Support of HB 3054

Dear Senator:

I moved to Salem in October of 2017 when I bought a home in Sunset Village Mobile Home Park; my address is in your district. When I signed closing papers on the sale of my home, space rent was \$500/month. It is now \$928/month. That is an 85% increase in eight years.

Park owners are allowed to treat homeowners as renters in Oregon. I own my home; it is not an apartment, where I would be free to move if I didn't like the increases and the market controls how much owners can charge. These egregious increases are especially hard on those living on Social Security, which has only increased by an average of 2.3% annually since 2017.

Last month my park's owners informed us they are going to a thirty-year lease for all new residents, and encouraged us to sign up, too. We question a senior park requiring a thirty-year lease. Owner response was that it allowed them better financing options for park improvements. They refused any written or verbal plan of improvements or a timeline for the improvements.



In my experience, the improvements they do are superficial more than beneficial. My home is not near street lights. While there are laws on the books requiring park lighting for safety, there is no agency in charge of inspecting, enforcing, or ticketing for non-compliance. What I have is a motion-sensitive solar powered light from Home Depot attached to my carport. This photo tells a lot about the park owners' commitment to

improving the park and compliance to state codes. The white thing above the red car is the motion sensitive light for our entire cul-de-sac. The carport and shed are at least fifty years old, not lighted, and the wood is rotting on the roof as well as the front. Three or four years ago we were told that all of the carports would be restored. They were not. The story was changed to materials and workers were scarce, so they would be painted. They were not. Now the story is that they fixed those that needed to be fixed. Even the wooden addresses (39 and 40) haven't been replaced. Last month we were told that any people moving in will be required to sign a thirty-year lease that makes them responsible for all repairs to the carports and driveways.



I do not understand how someone who buys my home could repair one third of a carport. I understand completely that the new lease devalues my home at least \$10,000 in the eyes of a prospective buyer who

has to repair the carport and driveway.

The driveways are cracked and grow flora. You can see where the resurfacing from last year ends and the driveway starts. This picture shows the rest of my cul-de-sac during the ice storm last winter. Notice there are no lights and we are not near any street lights. It gets pretty dark taking out the garbage cans on trash day.

And about that resurfacing last year...



Notice the circle surrounding the broken asphalt? The workers left it that way. Fine workmanship demonstrating how park owners care about the safety of Oregon seniors. It is right in front of the drainage site for the cul-de-sac and in the path of trash cans for pick up.

This concern for residents also applies to pruning and removing trees. State law requires owners to remove dead trees and stumps, especially if there is danger of landing on a home.

There was a dead tree on my property when I bought the home. I showed it to the park manager. I hired R&R Tree Service to inspect the tree to verify that it was dead and gave a copy of the report to the park manager. She did nothing; two years later the tree fell in a windstorm. It missed my home by inches. She did promise to clean up the mess, but did not say when that work would be done. About three weeks later, a neighbor came by and cut up the trunk for firewood but left all the slag. I was out in the yard every week with a bow saw cutting branches and filling my yard waste barrel. The park did nothing to fulfill their legal obligation to remove dead trees and stumps. I still have the stumps of every tree that has been removed since these out-of-state owners bought the park.



Here is another example of a carport owners do not believe is in need of repair. This is in stark contrast to the park's demands for upkeep on our mobile homes. Every year in May they inspect homes and require new paint, skirting, yardwork, etc. I hope you appreciate the irony. Personally, I have spent at least as much repairing and improving my home and yard as the original cost of my home seven years ago. With an 85% increase in space rent it does seem that owners could at least honor their original commitment to repairing the carports, or drop that clause in their new lease agreements.

Sunset Village water supply is from a well. Whenever the power goes out, the pump goes out and we have no water. The plumbing is archaic. There is no map showing where original pipes were

laid. One homeowner found out the water for his home was supplied by a buried garden hose connected to his neighbor's main water valve. Even repairs that should be covered by the park are often shifted to the homeowners out of desperation to flush and shower in a timely manner.

In honor of brevity, I will not offer a laundry list of issues, other than to say the top concerns of residents are 1) lighting, 2) tree related expenses, and 3) water pressure/ plumbing/drainage in our park, and now the new lease that shifts the expense of carport and driveway expense to residents.

I encourage you to ask park owners hard questions when they talk about how much they spend on repairs. I challenge them to show a year where they lost money on their investment. My experience is that they promise improvements that they do not deliver, raise rent, shift expenses to homeowners and cry all the way to the bank.

Thank you for your representation the Senate Committee on Housing and Development. I respectfully request your support of HB 3054. It is very important to many Oregonians, especially seniors. If it does not pass, many will face homelessness and the inability to sell our homes should we choose to go into assisted living or move in with family members.

The laws currently on the books are protecting out-of-state corporate profit margins, and not Oregon residents. Perhaps they were written in a time when mobile home parks were locally owned family businesses; maybe the owners lived on the properties, and the legislation worked then. All I can report is that my park owners do not honor laws designed to protect me; they do not keep their word, and I have no reason to believe that granting them guaranteed profit margins means they will do anything to improve the park where I live.

Karen Newman,

4915 Swegle Rd NE #40, Salem, OR 97301

(240) 498-8573

transitrocks@gmail.com