

Submitter: Buffy Miller

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: HB3054

I have lived in McMinnville Manor Mobile Home Park for over 26 years. I believe it has always been the nicest mobile home park in McMinnville. The homes and yards are beautiful. In 2002, our park became a 55+ community. Today, over 50% of our community are single individuals, most living on social security checks only. For the first 23 years that I lived here, our space rent increased on average, \$10 a year. Three years ago, our owners chose to hire Common Wealth as property managers. They raised the space rent \$60 for two years and this year another \$45. (I understand why property managers do that since they receive a percentage of the rents as their pay.) We have residents who are very afraid that they will be forced out because they cannot afford the space rent. Our homes used to sell quickly. They are now selling much slower because they are older homes and no one wants to pay high space rent for an older home. Many residents in mobile home parks are seniors. They are not, physically, able to work so they can't do much to increase their financial position.