

Bill 3054 supporting testimony by Alison and Lonnie Hellwege – Grandview MHC Space 37

Grandview Mobile Home Park, built in 1974 by a father and sons, is an aging 55+ community located in Cheshire OR. It is an unincorporated community. The only services/business are a rural post office and a Dari Mart. The 63 spaces are situated on 23 acres straight up a hillside. Our park offers no amenities: no clubhouse, no pool, no snow plows to clear park's private roads, etc. We are in a rural area, there is no city water or sewer lines.

Despite these limitations, the residents of Grandview treasure the uniqueness of the park, especially the Willamette Valley views. This is our home. To most of us, these manufactured homes are our only assets.

We moved into Grandview in March, 2014. Our space rent was \$350 per month. The park owner, Howard James, did not raise our rent for 2015. Upon his death (August, 2015), his sons sold the Park to a California investor.

Below is the history of Grandview rent increases after the park was sold.

Year	Monthly Increase	Rent	Percent Increase	Cost of Living Percentage
2016	\$50	\$400	14.3	0.3
2017	\$20	\$420	5.0	2.0
2018	\$20	\$440	4.8	2.8
2019	\$20	\$460	4.5	1.6
2020	\$20	\$480	4.3	1.3
2021	\$20	\$500	4.2	5.9
2022	\$20	\$520	4.0	8.7
2023	\$25	\$545	4.8	3.2
2024	\$38	\$583	7.0	2.5

If based on the average COLA increase for the eleven years (2.7%) we have lived in Grandview, our initial \$350 monthly rent should now only be \$470. Instead, the new owner of Grandview MHC has increased our rent by 167% over the last 9 years.

Most Grandview park residents are living on a fixed income. The unchecked space rate increases are pricing us out of our own Park. It is unsustainable. This is a huge concern for us all especially since the cost of housing is not keeping up with our meager cost of living increases.

We understand park owners think of this as their business. But they do not think of the senior citizens who are having a difficult time affording these rent increases. Most manufactured housing parks are cash cows of monthly income. But they need regulations to control their greed. We support House Bill 3054. We need House Bill 3054 for our protection. We don't have anywhere else to move. The housing crisis is real.

We need our elected officials to vote this bill into Law!

