



February 4, 2025

Subject: Oppose HB 3054

Dear Esteemed Committee Members,

I was in the front row at the hearing on Monday and feel it necessary to reach out to you as a 55+ community landlord and the owner of a manufactured home in a 55+ community in Newport, OR.

Greenway has been home to 256 manufactured home residences in Dallas, OR since the mid 1980's. We are owned and managed by HCA Property Management Inc. headquartered in Novato, California. HCA owns 17 manufactured housing communities in Washington, California and that includes four in Oregon. Whaaat? A California owner? Yikes! Not so fast...

First and foremost, we have our resident's safety and well-being as the basis of every decision we make. In the last few years, we have seal-coated our streets, repaired creek culverts and broken water pipes. We have added handicap ramps in the front of all 19 mailbox stands. We have removed countless trees and tree limbs. We have added a beautiful dog park and are currently resurfacing our swimming pool. Two years ago, we removed all of the asbestos from the resident clubhouse and last month we added a state-of-the-art water filtration system to the resident clubhouse. Last year we installed a clubhouse generator which would serve as a home base should a power outage affect our community as a whole. This is just the tip of the iceberg.

We have assisted families of our residents who are homeless, women recovering from abusive situations and those who simply cannot afford to repair a leak or mow their lawns. We have assisted those who cannot find the funds to pay their rent by introducing them to services who can help.

Yes, our space rent has increased in the last five years and I won't argue that fact. We don't take this responsibility lightly. Our space rent has increased \$107 in the past five years. During Covid we discounted our residents rent by \$25.00. We increased the next year by \$5 however postponed it for 18 months.

There are conscientious park owners like us throughout the state. This bill unduly punishes us for doing the right thing. It's like one bad student stole the apple from the teacher's desk and the entire class is punished. Why not try and find a way to identify those who are scamming, robbing and treating their residents like the cash cows of Monday? There has to be a way to come up with a plan that forces the loathsome landlords to turn over a new leaf.

If you don't, we will all be owned by the "loathsome landlords" in the very near future.

Respectfully,

Amy J. Chick, Community Manager & 55+ Community Home Owner

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