

## **Lynne A Dory, 1800 Lakewood Ct Spc 181, Eugene, OR 97402**

11 March 2021

### **RE: HB 2580**

To the Honorable Members of the Oregon House Committee on Housing:

I have lived in a manufactured home in Lakewood Vista for the past five years and several months now. I was so very happy to have purchased my very first home in a beautiful community where I knew not a single soul in Oregon. The rent plus the mortgage on my home here were less than I was paying in Oakland for a one-bedroom apartment in an old fourplex that was built in 1920. I made instant friends by attending the monthly community meetings and agreeing to become their much-needed secretary. I also attended the potluck dinners, holiday parties, the yoga class twice a week, the monthly book club, and the free-style dance sessions for seniors. I enjoyed the rather large collection of books and 600 videos for lend in our library here in the park. Five new dvd movies were provided each month for our library. There is also a laundry room, a shuffleboard court, and a swimming pool and hot tub. Our owner provided money for a wonderful catered Christmas dinner each year as well as a 4<sup>th</sup> of July BBQ lunch and celebration. The grounds were well kept by weekly gardeners. He also paid for all of our water, sewer, and garbage collection.

Then last year, our park owner grew older himself and decided to sell this park. Several educated and very industrious residents formed a committee and tried to find a way that we residents could band together to purchase our park. They found a State agency to help navigate all the steps to be taken. But they realized after extensive research that the park owner was asking way more than we could all afford, and we had to let go. A wealthy corporation bought it.

The first thing they did was fire the manager and his wife giving them only two weeks to pack up and move out! They tore out the home in which the managers had lived. They hired a new couple to take over who are unknown to us long-time residents, and installed them in a new manufactured home.

Rents for newcomers are now set at \$940 per month for the small bit of land on which their home sits. This is proving to be prohibitive. The majority of people living here are widows on Social Security. We have seen that when they get too old to maintain their home and yard, they must move to assisted living, or in with their grown offspring or other relative(s). They must sell their home here. However, with the rent so high, people will not buy in, and these homes are on the market for a long time. Owners then must greatly lower their asking price below the market rate. Of course, the corporation will buy them, but at a much reduced price. Their plan is to remove all the older trailer homes and replace them with new manufactured homes that look good on the outside but have tiny bedrooms. This process is already taking place. They are squeezing two of these into the space where the former managers lived.

Rents are going up as allowed by law for the rest of us residents. Mine is now up to \$685 per month. Water meters are now being installed, so we must soon begin paying for our own water usage as well as a shared cost for the amenities here. If my rent exceeds my Social Security, I could end up homeless and on the streets in my old age. I never had children and I'm committed to remaining single. I moved to Oregon because it was affordable! Now, due to Covid, for the past 13 months, we're barred from all community buildings and events except for our on-site post office where one person at a time may enter. The new park owner is not providing any new dvd movies, parties, etc. as the former one did. So we

are paying more for much less. I have had questions about the rules here, as well as landscaping my bit of yard and have written to the new owners numerous times. I have received no answers.

These parks were a good source of low-income housing in Oregon which is badly needed. They should be kept as such.

Respectfully,

Lynne A Dory