

Housing and Homelessness Committee
From: Virginia Franklin, Lebanon Oregon
Subject: House Bill 3054
Date: February

In the early '80s, as newlyweds, my husband and I purchased our new double-wide manufactured mobile home park in Lebanon. We purchased our home as an investment, and it was better than living in a house. At the time, rent was \$50 per month. This included the space that the mobile was sited, a carport with attached storage shed, water, sewer, weekly garbage pick up, and basic cable TV service plus the free use of the park's amenities. From the early '80s until 2022, the park that I reside in was privately owned. During that time, my rent was raised, but not yearly. My space rent increased for specific reasons given for it. Also, each increase came with a request to inform management if the rent increase created a hardship. For these, their rent was not increased. In 2022, the mobile home park sold to a corporation whose headquarters are in Arizona. Since the change in ownership, the mobile home park has

changed. Before corporation ownership, people wanted to buy established mobile homes in the park and reside here. There was a waiting list. Now, residents cannot sell their homes because of the space rent to new residents in the park. This has been my talking with each realtor trying to sell a mobile home in this park. One resident who tried to sell his home for months recently took it off the market. In buying a mobile home in this park in 2025, one is expected to pay almost \$1300 a month in space rent. That rent includes a carport with attached storage shed, weekly garbage service, and free use of the clubhouse.

Currently, those residents, like me, who have lived in the park for some time are paying \$770 per month for space rent that includes a carport with attached storage shed, water, sewer, weekly garbage pickup, basic cable TV service, and free use of the clubhouse.

Since a corporation has owned the park that I reside in, it has raised space rent yearly. In 2023, the increase was almost 15%. In 2024, my rent increased by 10%. I expect to receive a space rent increase of another 10% in 2025. With the rent increases,

the corporation has used the funds in my park for cosmetic projects except for repairing a sink hole.

The manufactured home park that I live in is for residents 55 and over, now. Most of them, like myself, live on a fixed income and are retired. Some of these incomes are less than \$1000 per month. With these low income levels, the residents have to decide what they are going to pay for each month. Some in my park have family members living with them to share expenses. Others have walked away from their homes. Still others are running out of income to live in this mobile home park and are afraid that they will become homeless. I am, like some in my park, who would like to move because of the yearly space rent increase, but we cannot because no one wants to pay the new space rent to live here.

Thank you for listening to mobile home owners who live in parks about unrealistic yearly space increases and your willingness to solve this crisis.