

Submitter: Dawn Fredricks
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

I am writing in strong support of Oregon House Bill 3054. My experience as a resident of King Village Mobile Home park highlights the urgent need for the protections this bill provides.

When I moved into the park approximately 10.5 years ago, my space rent was \$675 per month. It has since more than doubled to \$1,178 per month. Coupled with water and sewer charges, my monthly payments have at times exceeded \$1,500, largely due to persistent water leaks within the park's aging system. Despite these ongoing issues, the park management, Cal Am, has only implemented patchwork repairs. Six months ago, a sinkhole even developed in the road, further illustrating the state of disrepair.

Because our park has fewer than 200 homes (approximately 144), we are not required to have individual water meters.

This means residents bear the financial burden of all water losses, a cost that is unfairly distributed and unsustainable.

I purchased my home believing I could afford the space rent in retirement. However, with the latest annual increase of \$60 per month, that dream feels increasingly out of reach.

My family has also experienced firsthand the aggressive tactics of Cal Am. They previously attempted to evict me over minor maintenance issues identified in a yearly inspection, demanding completion within 30 days during the winter months. Unable to afford legal representation, I was forced to miss three days of work to address the situation. At our initial court appearance, their attorney even demanded the keys to my home. While we ultimately prevailed in the eviction hearing, the experience was deeply distressing.

Tragically, many of my neighbors, facing similar pressures, surrendered their homes, which Cal Am then resold for profit.

In the 10.5 years I have lived here, the only significant improvements to the park have been a clubhouse renovation (which I've only used twice, both times for meetings about Cal Am's practices) and a single resurfacing of the streets. Crucially, there has been no substantial maintenance on the water system or any other infrastructure improvements.

This situation is unsustainable and deeply unfair to residents. HB 3054 is essential to protect mobile home owners from predatory practices and ensure safe, affordable housing. I urge you to support its passage.

Sincerely,
Dawn Fredricks
Scott Atkinson