

March 29, 2021

Senate Committee on Housing and Development

Ms. Julie Fahey – Chair

Dear Ms. Fahey

I have a home at Harbor Village RV & MH Park in Newport, Oregon along with about 400 other residents. Our 54-year-old park is a community with 53 mobile homes (55+ age requirement) and 146 permanent RV home sites open to all ages. The residents are in the process of buying our park to keep our rent affordable and stable and to be able to continue as a mobile home and RV resident park.

We are working with CASA of Oregon to help us navigate the purchase and we have been informed that the historical grant funds awarded through the Oregon Housing and Community for Mobile Home Park Preservation are unavailable this year. This unavailability creates serious hardship for our low-income population who comprise the majority of our residents. The proforma financial statements provided by CASA show that without a grant we will have to raise rents \$150 to \$275 per month, immediately!

Our residents currently pay an average of \$493/month and the increases are 30% to 56% more than the current rent. We have single residents whose sole income source is Social Security and one resident shared that income is a total of \$700/month. An increase, even at the lower range of \$150 will force many to choose between a roof over their head or food on the table. You can see why maintaining rent under \$500 per month is so critical.

Purchasing our park with your help through a grant, will mean keeping RV residents in their long-time homes and off the streets like what is seen in Portland and down the I-5 corridor. The income traditionally recognized by a private party investor will remain in the HV community once our Coop purchase is final. This means we can keep rents low and stable. The terms of our loan require us to invest any profits into improvements like upgrading the electrical system, fixing the water leaks (critical in Newport and badly needed in Harbor Village) and continuing maintenance that has been neglected in recent years.

If the residents do not purchase the park, we fear that a new owner will make rent unaffordable over the long term or even force everyone out and develop our desirable, historic Bayfront acreage for other uses.

Please help us in obtaining a grant to keep affordable, stable housing in Newport.

Sincerely,