

April xx, 2021

Title

Person

Dear XXXXXX

**“AFFORDABLE HOUSING TAKING LONG TIME TO BREAK GROUND”** – a headline in Sunday 11 April 2021’s edition of the Oregonian states that a \$268 million bond approved by voters in 2016 has led to construction of just 314 units in 4.5 years... at a cost of \$821,656 per unit built. I ask for your support in securing 201 units of affordable housing at \$48,744 per unit. To do this, we need a **CARVE OUT** in the 2021/2023 budget.

I live in Harbor Village RV & Mobile Home Park in Newport, Oregon, along with approximately 400 other residents. Our 54-year-old community has 53 mobile homes (55+ age requirement) and 148 permanent RV home sites (all ages). We have about 20 children who live in Harbor Village. The residents are in the process of buying our park to save it from being purchased or re-developed by a private investor. This is the only way we can guarantee rents will remain affordable and stable and continue on as a Mobile Home and RV park for our local residents. If our resident co-op is unable to purchase the park, we fear that an investor will continue to neglect badly-needed infrastructure repairs, quickly raise our rents annually to unaffordably high levels or even force everyone out and develop our desirable, historic Bayfront acreage for other uses (the zoning supports this). The majority of our residents are single with a sole income source of Social Security. One resident recently shared that her monthly SSI income is only \$700. This demonstrates why maintaining rent under \$500 per month is so critical.

We are working with CASA of Oregon to help us navigate the purchase. They have informed us that the grant funds usually awarded through the Oregon Housing and Community for Mobile Home Park Preservation are unavailable this year. We would have qualified for **\$6.4 million** in grant funding! This creates a serious roadblock for our purchase of the park, which is estimated at a total cost of \$16.5 million (\$9.7 million purchase price plus infrastructure repairs required by our lenders). Many in Harbor Village are low-income working people, disabled residents and seniors who are living on fixed incomes. The proforma financial statements provided by CASA show that without a grant we will have to raise rents \$150 to \$275 per month, immediately! This represents an increase of 30-50%, which would force many residents to choose between food, medical needs or a roof over their head. With a 1% rental vacancy rate in Lincoln County, there are few units available of any kind. There is nowhere for our residents to go if they are forced out.

We urgently need a **CARVE OUT** in the 2021/2023 budget for the park purchase to be a reality. With your help through a grant, carve out or with funds from the American Rescue Plan, we will ensure our residents are able to stay in their long-time homes and avoid what we’ve seen in Portland and down the I-5 corridor.

This is a once in a lifetime opportunity for us to own our community and be in control of our future. Our time line to finalize this purchase is extremely limited. There are other buyers waiting for our purchase to fail.

Please act now. Help us to ensure affordable, stable housing in Newport and save Harbor Village. We cannot do this without the help and support of our legislators and community leaders like you. Thank you.

Sincerely,