

Chris Reid  
141 SW 15<sup>th</sup> Street #22  
Bend OR 97702

19<sup>th</sup> March 2013

ATTN: Regina Wilson  
Committee Administrator.

**RE: Request for your support of HB3007**

Committee Members,

I own one of the 71 manufactured homes in Century Drive Mobile Home Park. We are located in Bend, Central Oregon. I am also a member of the Interim Committee formed with the intention of purchasing the park on behalf of the residents. I would like to take this opportunity to urge you all to support House Bill 3007.

We are very fortunate to have the assistance of CASA of Oregon and a Seller who is willing to cooperate with us in our efforts to purchase our park. Please help other park residents to have the opportunity to buy their parks and hence the land under their homes.

I believe our story is pretty typical of older parks. When the park was build it was on the edge of the community. 30 plus years later and a massive increase in the size of the town means that the land we are located on has risen in value enough to be of interest to developers. A few years ago we came close to loosing our homes to just such a developer.

We have lived for years in fear of loosing our homes. Despite there being legally mandated compensations if we are forced to move out, they do not make up for the trauma nor are they anywhere near enough to secure similar accommodation. A large percentage of our residents are either disabled or elderly or both. Many have lived here for more than 30 years. Being forced to leave would likely have severe consequences for these people. They would also be deprived of the community and friends who are their neighbors and support systems.

Oregon in one of few states where the residents of such communities are not given the opportunity to purchase what amounts to long term security.

Unlike an investor or developer who has only themselves to organize, we have 71 households who had to be informed about the potential sale of our community, then told of the option to purchase, organized to have open meetings to disseminate

information, vote to decide if we wanted to do this, form a non-profit company, elect an Interim Board etc. All of this takes time, particularly since the community is inherently wary of financial institutions, brokers and vast quantities of very confusing paperwork. We need a little extra time to get organized.

If we are able to buy our park there will be many benefits.

- Set our own rents
- Make our own rules
- Long term security
- Improved maintenance.
- Development of amenities.

These benefits will lead to other improvements.

- Peace of Mind
- Improved infrastructure
- Improved Community Spirit
- People will spend money on the upkeep of their homes.
- Lower crime levels.

In our case we have notice a steady decline in the infrastructure. Also, delays in repairs being done such as washing machines and dryers being out of order for months. Tree trimming has not been done for an extended period of time, which led to limbs braking off and damaging property. To say nothing of the owners attempt to introduce a new set of rules that were; in part illegal, unenforceable, difficult to understand, and in some cases just plain ridicules. We have also had problems with very uneven application of the rules. An example of this being multiple eviction notices being sent to the two people who joined MH-OSTA and were trying to form a residents committee.

If our purchase attempt is successful then we will have a board of 7 who will be able to ensure that; maintenance is done in a timely manner, that funds are set aside for major infrastructure overhauls, that rules are applied evenly.

HB 3007 will level the playing field for the residents of manufactured housing parks giving them a fair chance to own the community where they live.

If I can be of any assistance to Committee Members in their understanding of consequences of voting for or against this bill please do not hesitate to contact me.

Yours Sincerely,

Chris Reid  
541 647 1120  
[thunder.child@yahoo.com](mailto:thunder.child@yahoo.com)