

From: LSeibt [<mailto:l.seibt@comcast.net>]

Sent: Tuesday, March 19, 2013 9:17 AM

Subject: Supporting HB 3007 Opportunity for Tenants to Purchase Their Manufactured Home Parks

For a period from about 2002 to 2006, eight out of eleven mobile home parks within a 4 mile radius of our park, Seminole Mobile Estates in Aloha, Oregon, were closed for redevelopment. Any available spaces in other parks were very quickly taken. Many hundreds of residents, had to find other homes, and in the process experienced very heavy financial losses. Once a park is condemned, the homes therein become essentially worthless, and typically cannot be moved. In 2006, we, the residents, tried to purchase our park from the owners, but they would not sell. We dread the thought of an improving economy, as that will surely increase the likelihood, that our park will be also sold for redevelopment.

Yes, we are thankful for the legislation which has been passed since the time mentioned above. That legislation, while being somewhat helpful, is in reality a very small amount of help. For instance, the short time periods allotted residents to attempt to purchase their parks (ORS 90.820), are totally unrealistic. Even though our park has done much research and preparation for such an event, it would be extremely difficult to be able to have 211 homes come together and successfully take action within the time period specified by the law.

Additionally, in the event of park closures, available spaces to move homes are typically almost non-existent, and it is all but impossible to move any mobile home more than a very few years old. For instance, in our mobile home park of 211 homes, probably less than 10% of the homes could be moved, and ours is not an old park.

If a Tenant is fortunate enough to find a place to move their home, and their home is one of the few suitable to be moved, then the actual cost of moving a home even a short distance is typically \$20,000-\$33,000 as experienced by persons in our park. The amounts provided to Tenants by Owners (ORS 90.645(1)(b)) \$5k for a singlewide homes, \$7k for doubles, and \$9k for triples – are not even close to covering the cost of moving.

Sincerely,

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