

Date 18th Feb. 2013

From: Vida Lea Community Cooperative
44221 McKenzie Hwy.
Leaburg Oregon 97489
541-896-3898

To: Committee Administrator, Regina Wilson

We are the owner of the manufactured homes and Recreational Vehicles in the Vida Lea Community Cooperative in Leaburg Oregon that was purchased by residents on the 20th of Feb.2012. We urge you to support HB 3007 to ensure that other manufactured home owners have the same opportunity to purchase the land underneath their homes and achieve long-term financial security that we were given.

The opportunity for residents to purchase their community is rare in our state. Resident ownership has been successful around the country, but has not become widespread in Oregon because we often do not have a chance to make an offer for the community when it is for sale.

Having the ability to purchase the manufactured home community where we live was important to me for many reasons. Now that we own our community, we control the rental income and expenses for the community and don't have to factor in a profit. Because of this, we anticipate our rents will stay stable for a long period of time. And in the future we hope that we can begin to reduce rents.

In addition, we no longer live in fear that our park will close. Our homes are our largest investment. In the past, the possibility of having to move them out of the park or potentially lose them would have been traumatic both financially and emotionally. Now that we own our community, we have peace of mind knowing that it will continue to operate as a manufactured housing community. We feel comfortable investing in our homes and making improvements to the infrastructure knowing that we can't lose our homes to a park closure or redevelopment.

When we purchased the park there were many infrastructures in our community that were deteriorating and we had to make many repairs and upgrades because of neglect. We had to upgrade and add onto the septic system. We had to repair the well and water system. We had to put in a new drain system to get rid off the rainwater that in the past flooded our streets. We had to have the roads repaved and other small projects to bring our park up to the standards that were needed to make our park more livable and enjoyable. Now that we own the community, as members of the cooperative we give priority to repairs and improvements.

As resident owners of the park we now have control over the Bylaw, Space Leases and Park rules. These document and park business and project are controlled by a majority vote of the park residents. Because we are now the owners, we are able to set fair, reasonable and democratically established rules for all residents.

The previous owner of the park raised the rent 20% in the first two years after they purchased the park. The year that we bought the park we were facing another rent increase had we not purchased the park. Extra vehicles parking and storage parking was increased from \$20.00 to \$50.00 a month by the previous owner. We currently allow 2 vehicles and only charge \$25.00 a month for storage vehicles.


We urge you to support HB 3007 so that more residents of manufactured housing parks are given the same realistic opportunity to purchase their community that we had.

We would not have been able to purchase this park with out the help of CASA of Oregon.

Sincerely, The Board of Directors, Vida Lea Community Cooperative

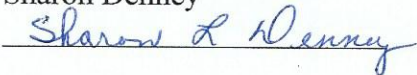
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Dan Fountain

 541-896-3631

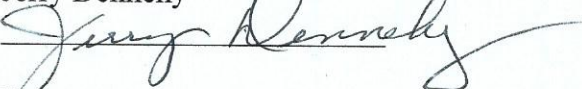
Vice-President

Sharon Denney



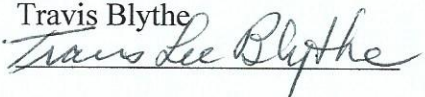
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