

Submitter: Kathy Kali

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: HB3151

Thank you Chair Jama, Rep Marsh, and members of the committee. My name is Kathy Kali, I was a tenant and manager of the Bear Creek Mobile Home Park that burned in the Almeda Fire in Jackson County in 2020, and after the fire, a fire survivor advocate for all mobile home tenants in Jackson County. I am here to testify in favor of HB 3151.

After the Almeda fire most of the 1600 mobile home unit owners who lost their homes had very small insurance payouts, an average of \$20,000 for a single wide home that had been purchased 20 years ago. The social security income these tenants received allowed them to install and afford a home in their park 20 years ago. Paying for permanent park infrastructure destroyed their meager insurance payout and left many mobile home survivors with little money leftover to actually purchase a new mobile home.

I also highly support making immovable park infrastructure the park owner's responsibility. The question of what parks are responsible for was a source of huge confusion, stress, and unnecessary cost for fire survivors. Paying for sidewalks, driveways, street lamps and roads destroyed the small insurance payout many fire survivors received. Mobile home park tenants own their own home, shed, deck, stairs, and carport. They can pay to move those items out of a park, and should be responsible for them. But infrastructure that a tenant cannot move out of the park, such as sidewalks, roads, driveways and streetlamps, should be the manufactured home park owner's responsibility. Driveways especially should be the park owner's responsibility as they are the one of the most expensive permanent infrastructure to replace after a disaster. But obviously no tenant can take their driveway with them!

It looks like the income/rent ratio part of the bill has been removed for the moment.

But since that provision was still there in italics in the bill description, I would love it to be on the record that I highly support the limiting of the current income/space rent ratio for folks on social security or disability income. SSI income is a fixed payment as you know, and these people are retired. But the skyrocketing costs of space rent in the last few years, combined with the 3x income to rent ratio required, meant most seniors who lost their mobile home in the Almeda Fire couldn't afford to come back to live in their own park!

I can't tell you how many senior fire survivors I spoke with who were unsure where to go next, and were experiencing housing insecurity. And non-fire-survivor seniors

cannot purchase homes in parks very easily either. All 4 of the homes for sale in the Candlewood 55+ park in Talent languished on the market during 2022 because the income-to-space rent requirements were prohibitive for most on social security. How do parks that are built for 55 and older really serve seniors if they are not affordable for most?

I am extremely grateful for the protections around infrastructure requirements in this bill. Thank you again to Rep Marsh and the other sponsors of this bill for being proactive to protect our most vulnerable in mobile home parks.