

Submitter: Cory Poole
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

Cory Poole
Paradise Island Park, Salem Oregon
2/3/2025

Good afternoon Chair Marsh and esteemed committee members.
My name is Cory Poole, I am the third-generation owner/operator of Paradise Island Mobile Home Park in Salem.
My grandfather started building Paradise Island Park in 1964. My family has operated the park continuously. I started working full-time in 2004. Serving my clients is both a pleasure and a privilege.
I'm sorry to say that for the first time in my 20 years doing this work house bill 3054 has me worried that we will no longer be able to operate in the future.

We are in a housing crisis. Our state needs tens of thousands of affordable housing units. Manufactured home parks currently provide a significant portion of the affordable housing for our state. Unfortunately House Bill 3054 rewards parks with the highest rents and harms parks with reasonable rents, House Bill 3054 rewards landlords who evict tenants regularly and harms those of us who work with tenants to resolve conflicts without eviction.
This approach locks down parks with affordable rents forcing us to operate at a loss into the future while preserving the profitable rents of high-rent parks.
The 10% vacancy increase would amount to a .6% yearly increase for a park-like mine while parks with frequent turnover might see a 2% yearly increase per space. I would think that the state would want parks to retain residents not drive them out.

My park currently has space rents ranging \$560 to \$605 Per Month. We are a high service, high amenity park. With that space rent we provide Water, Sewer, Cable TV, Curbside Garbage, and yard waste pickup. Along with courtesy car service, activities, and many other amenities. These amenities are written into our rental agreements and cannot easily be altered.
We maintain over 2 miles of private roads, a water system, a sewer system, sidewalks, over 185 garages, carports, and sheds. The cost of providing many of these services and amenities do NOT track with CPI. I do my best to plan for the future but I never know when we will need to do a water line repair or a sewer repair. In 2004 we had to replace a section of sewer line and it cost us \$400,000 today that same repair would easily top a million dollars. I currently have over \$200,000 in road work that will need to be done in the next few years. Last week I paid \$10,000 to run a single gas line. If I cannot increase space rents over time to cover these

maintenance costs we will eventually be forced to shut down.

My residents appreciate what my family and I have created. Just this morning a prospective tenant thanked me for running our park the way we do and a long-time resident brought homemade cookies to our office for staff. All I ask is that you allow parks like ours to keep doing things the right way so we can serve our clients for decades to come. I invite you to come visit our facilities first. Talk with my residents and let them tell you directly how they feel about the work we do.