

Testimony in support of HB 2580

I am Arlen Pounds. I have lived in Heidi Manor Manufactured Home Community in McMinnville for almost 14 years. For about 6.5 years I was the resident manager. I am a licensed real estate professional, and I am a licensed manufactured structures dealer.

I strongly support HB 2580. I am currently paying \$460 per month space rent. If I sell my home, the new owner will have to pay \$675 per month. This has done two things.

First, it has reduced the number of people that can afford to live in our community. Nearly all leaders in Oregon are concerned about the need for affordable housing. The practice of raising rent for new tenants, unreasonably, flies in the face of the spirit of SB 608. It harms primarily the people and families that most need the legislature's protection. Certainly there is a significant number of people needing housing that can get approved for a mortgage and a \$460 space rent, than can be approved for the same home with a \$675 space rent. It should be noted that my wife and I signed a lease with the new park owners. We were told the lease is assumable. It is not.

Second, it has reduced the value of my home. The park adjacent to ours was built by the same family and is almost identical in terms of lot size, infrastructure, and amenities. New tenants in that park pay \$470 per month. Should I wish to sell my home, I will need to reduce the asking price to compensate.

I would also refer you to a series of articles about manufactured housing issues in Keizertimes, March and April, 2019

Please pass this bill, and please make it retroactive to the passing of SB 608 .

Testimony in support of HB 2364

I am Arlen Pounds. I have lived in Heidi Manor Manufactured Home Community in McMinnville for almost 14 years. For about 6.5 years I was the resident manager. I am a licensed real estate professional, and I am a licensed manufactured structures dealer.

Our park was sold in June of 2019. We tenants tried to put an offer together, but there was not sufficient time to do it properly.

We understand that the park was not listed for sale. Had it been listed, we most likely would have had time to make an acceptable offer. A large, out of state corporation made an unsolicited offer and it was accepted.

It appears to me that this was a sophisticated buyer that knows the laws in Oregon, and has found a way around the need to give tenants notice by buying parks that have not been listed for sale.

I urge you to pass HB 2364, and protect the tenants in parks that may face this situation in the future.