

Please OPPOSE HB 3054 and stop punishing affordable housing providers!

Why is the onus on us the Landlord, to not only provide one of the most affordable housing options in the state, but now we have to do this with increasing expenses? What other options do I have as I attempt to stay in business? The reality is that our communities as they age have increasing repair costs and vendors are becoming increasingly more expensive, as well as utility providers increasing utility costs year over year by exorbitant amounts.

Also, the cleanup we have had to do during recent bad weather is just an example of this. We have had to remove many hazardous tree limbs from multiple communities, after the storms caused damage and vendors are charging triple the usual amount. We also have assisted our residents during the recent power outages and weather emergencies.

I am a manufactured home community owner, with over 600+ residents in Oregon. Our communities are 55+ age communities that have been providing affordable housing to senior residents for over 30 years. As a landlord, I am responsible for making these communities safe and secure places to live, and we strive to make our housing affordable. We are still THE most affordable housing option for homeowners in Oregon state, and most of our tenants own their home outright. This bill will cause problems for landlords and tenants by creating a regulatory burden.

Sadly, this legislation does nothing to increase the number of manufactured home spaces/homes available in the state of Oregon. It does encourage housing providers like myself, who have been in the business for 16+ years to consider leaving the industry and selling to institutional owners who do not care about their residents.

I would also stress that as a community owner, I would like to add more spaces to my parks, which would increase the affordable housing supply in the area, however the cities fight us at every turn. I would urge you as my legislator, to do something to increase the affordable housing supply and talk to the counties and cities to work together more with landlords that want to expand their parks and increase affordable housing availability. This would be a better solution for everyone involved.

With ongoing capital costs for new homes, asphalt, infrastructure upkeep and aggressive new over-regulation in the last few years, our business is almost being regulated right out of the market. We are a family of owners, and do not want to see our properties sold to bigger institutional investors that do not care about their residents or the community. We already put most of our personal savings back into the properties for maintenance costs and improvements. We want to continue to repair infrastructure, provide brand new asphalt to resident communities, and put in new homes when new residents move in. How can I

continue to run my business and provide for my family when each year the legislation proposed becomes more onerous?

HB 3054 will be ANOTHER regulatory burden. Please OPPOSE HB 3054 and support affordable housing providers in the manufactured housing community industry. Thank you!