

Submitter: Joe Tobin

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

With the value of many mobilehomes exceeding \$100,000 it is no longer low income housing.

MHP's have not been built in OR since 2000

A Mobilehome is worth 2-3 times as much placed in Mobilehome Park

When like The Arbor MHP in Portland was sold to the St Vincent de Paul Society of Lane County in 2019 the buyers with funds from the State of Oregon pledged to keep rents affordable, what they did not tell the residents was that if they ever wanted to sell their home they could only sell to Buyers who qualified as Low Income. As a result the value of these homes dropped by 40-60% because the buyer pool was so restricted. The last time I visited the Arbor MHP there was no onsite manager and the park had deteriorated.

Pretty lousy deal to avoid a 10% rent increase for capital expenditure

The Tenants will be the biggest losers if these Parks are starved for money.

I have owned and operated MHP's for 34 years. The value of the homes in them have increased by 300% as the demand for MHP living has not kept pace with demand.

The only problem with MHP's is they were not built to City standards because the City figured the land would be redeveloped to higher density uses like Apartments which would accommodate 2-3x as many units over time.

Now with the Water & Sewer Lines and the Streets needing to be replaced there are significant Capital expenditures that the Residents need to pay. This has partially been offset by bringing rents to Market when a resident sells their home but only 1-2% of residents move out in any given year and rent increases closer to CPI + 5%.

Even with rents rising every year the Mobilehomes in our Parks keep increasing in value and virtually nobody moves out. This Bill will destroy this highly coveted form of living that is not in need of this radical proposal if you look at the facts.

About 10 years ago we offered to subsidize the rent of any tenants whose income

required them to pay 50% or more of their income in rent. So few people (<1%) ever qualified we abandoned the program.

People that live in homes worth 80,000 to 200,000 are not in financial need and do not move out over an 8-10% rent increase any more than homeowners who get 8-10% increases in utility, insurance and property tax increases.