

Submitter: Barry Davidson
On Behalf Of: Metolius Mobile Manor
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

I am unable to attend this meeting mainly because of weather conditions on the mountain passes. But here is a letter to the committee.

January 31, 2025

This letter is a reply to HB3054
To committee members of the Oregon State Legislature

My name is Barry Davidson, owner/manager and resident of Metolius Mobile Manor located at 346 SW Dover Lane, Metolius, Oregon 97741 / my cell number is 503-720-6403/ email is badwaterranch@msn.com.

I have owned this park since January 1, 1996 and it took me 22 years of overnight success to fill it up and now I have a waiting list of people wanting to move in.

What saved me financially was when the state passed a law that allows full time RV's in a mobile home park. I had 12 empty lots that I converted to full time RV sites and had 10' X 12' sheds built for these sites. The lots in my park range from 6500 - 10,000 sq. ft.

Maintaining a park is no different than running a small city, we have to maintain streets, utility lines, tree removal when needed (last year I spent \$13,500.00 to remove hazardous trees and stump grinding), mail boxes, fences, pay a monthly fee for street lights, clean-up of debris that blows into our park from the strong winds we get in this region. Just to name a few of the things money is spent on.

Like I said before, I have owned the park for 29 years and could have filled it up a lot faster than I did, only if I had allowed older single wide trailers to be placed in my park, but I didn't think it was fair to those who had invested in new homes.

My rents are far below competing parks in the area and because of present laws I have to raise rents every year because I can't go back and make up for expenses incurred.

My rents went up last October on manufactured homes from \$440.00 to \$460.00 an increase of 5%, of which 2.8% was cost of living. In my rent I provide sewer, water, garbage, irrigation water for landscaping, taxes on land, street lights, snow removal, removal of old appliances, and other hidden expenses. On fulltime RV sites I went from \$465.00 to \$485.00 (they also get a shed with their space)

On turnover I have been raising rents to \$500.00 per month. Still way below rents in my region. (I am always reading when a government agency does a new hire, they always compare salaries to what other government agencies are paying)

If this bill becomes law I will be forced to turn a good park into a trailer park, I won't repave streets, letting pot holes occur and go back to gravel streets, I will not remove hazardous trees, or pay someone to pick up debris that blows in.

At the moment that I am writing this email to you, values of homes in my park have increased tremendously, a complete reversal of when I bought the park where home values declined much like driving a new car off the showroom floor.

When you study the history of rent controls the reverse happens from the intention of the laws, it's supply and demand that regulates prices. Government too often creates the problems it's trying to regulate.

I have one rental house, outside my park, and the lady that lived there cussed me out more than once when I had to raise rent, still way below at \$650.00 for a 2 bedroom and I provide garbage and water. When I suggested she get on a list for government housing based on her income of social security she said I am not because I won't get rid of my dog. People have options but sometimes they don't want to make the tough decisions that benefits them.

So, give serious consideration before passing this narrow-minded bill into law. There's two sides to every story.

Barry Davidson
owner/manager and resident of Metolius Mobile Manor