

Submitter: Becki Christian

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

My name is Becki Christian. I am owner with my family of 7 mobile home parks in Oregon. I have been managing these parks with my Father Bryan Bickmore the Principal since 2003. I am very much opposed to HB 3054. While we do not raise our rents generally more than 5% the restriction on rents is crippling to many owners. In my experience we do so much to maintain and keep up with capital improvements. From asphalt replacement to sewer/septic system upgrades and moving drainfields to keep the parks compliant with DEQ. We have replaced water lines at our property in Dundee, remodeled the office at our park in Salem, we are facing a \$1,000,000.00 replacement of the sewer treatment plant at our park in Warrenton OR as well as water line replacement needed at our park in Damascus. These are all very costly so to say that owners aren't putting money back into their communities, in our case anyway is false.

The point regarding our ability to manage how the communities look is a huge concern. I work tirelessly with managers and residents to keep our parks pleasing and welcoming to new residents, if this ability is removed I fear for what will happen not only to our communities but the residents that need the help and notices to keep up with their spaces.

The point that prohibits property owners from requiring homes to be safe and sanitary at turnover is just wrong. How can this be ok, I have seen homes that are inhabitable and with this restriction I would be forced to allow people to move into these inhabitable homes, and ultimately these places will be abandoned. Which let me talk about abandonments, this process is a very costly process. I currently have a resident who lived in our park for 30 years, he passed away sadly alone in his rv and we have reached out to family of which none of them want anything to do with him our his belongings and the bids I have received start at \$20,000 to remove and dispose of all of his property. I could compile a long list of these situations where we are left with homes and belongings that no one wants and I have to remove and dispose. I urge you to reconsider this bill, I fear for our parks and our residents who will lose out by having to live by and witness so much deterioration that no one will take care of.

Respectfully, Becki Christian