

March 20, 2013

TESTIMONY IN SUPPORT OF HB 3007 (Opportunity to Purchase)

FROM: Tom and Barbara Mitchell, 3355 N. Delta Hwy. #45, Eugene, OR 97408

We are 15-year residents at Lakeridge of Eugene manufactured home park. I am President of the Lakeridge Chapter of MH/OSTA. Tom is chair of the Lakeridge "Committee of Seven" authorized by Oregon law. We have worked with our Rep. Nancy Nathanson and others on manufactured home park issues since 2007.

As Oregon's economy improves, there will be more pressure to sell existing manufactured home parks for other development purposes. All that we and other supporters of HB 3007 ask is to provide residents an equal opportunity to purchase our facilities. In favor of HB 3007, we cite five areas specifically of support, while pointing out only one shortcoming and providing a suggestion for improvement.

Section 1. Allowing residents to work "in cooperation with a nonprofit organization or a housing authority" is a welcome option. In Oregon, CASA (Community and Shelter Assistance Corp.) is available to help residents considering purchase of their parks.

Section 3. Defines "soliciting or initiating" an offer with specific examples, which is useful.

Section 4 (2). Allows residents 100 days after the date of notice by owners to take actions to purchase.

Section 4 (6). Allows residents 30 days to give written notice to the owner of the residents' interest in purchasing the facility. Current law allows only 14 days to residents, so the additional time is helpful.

Section 4 (8). Specifies financial information that owners must provide to residents upon written request, including facility offering price and operating data.

Section 5. Relates to process when owners receive an unsolicited offer to purchase the facility. The first sentence of Subsection (3) permits residents to "submit a competing offer to the owner in the manner that any other bona fide potential purchaser would submit an offer." The second sentence, however, appears discriminatory to tenants: "However, the owner does not have a duty to wait for or accept an offer from tenants and may proceed to sell the facility immediately." This should be deleted or applied to other buyers as well.

In summary, we urge passage of this bill to provide residents an equal opportunity to purchase our facilities.