



SongBrook

4055 Royal Ave Eugene, OR 97402 (541) 461-4000

Hi Representative,

I am Troy Brost, my wife Cheryl and I own and operate SongBrook manufactured home community and Steward Property Management in Eugene; I am the current Legislative Chair of Manufactured Housing Communities of Oregon, MHCO.

I have been intimately involved with the "Manufactured Home Tenant/Landlord Coalition" for over a dozen years. I believe it is vitally important you help maintain the integrity of the coalition by not passing special interest legislation pertaining to our industry, such as HB 3007, by subverting good faith negotiations outside coalition. On the contrary, this coalition has produced excellent legislation for over 20 years ... by working together! The 2009 SB929, revised in 2011, are just two of many great examples.

I urge you to vote no on HB3007; here is just one of numerous reasons why. Tenants' "First Right of Refusal" to purchase a manufactured home park is not a new concept and has been thoroughly discussed over many years; most specifically in the L/T Coalition during both the 2011 and 2013 legislative sessions. Neither community Owners or the Tenant Association agree on conditions where Tenants could position themselves as legitimate investors of manufactured home communities. This government subsidized concept is economically woeful to Tenants by portraying a false hope of community ownership and up-heaves the largest, private, non-subsidized sector of true affordable housing throughout Oregon. As a result, OSTA and CASA has repackaged the accepted real estate term "First Right of Refusal", cleverly calling it "Opportunity to Purchase", and has run HB3007 outside of the coalition, for what is proving nothing more than self serving interests.

Undoubtedly, passage of such legislation would cause long-term damage to future coalitions. In essence, if HB3007 passed, what would be the purpose of any further coalitions?

Please know, both myself and Chuck Carpenter, Executive Director of MHCO, are happy to answer any questions you may have relating to our industry. Thank you for your time and consideration in this very important matter.

Please vote No on HB3007.

Respectfully, sincere,


Troy L. Brost