

Kim Berry

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My name is Kim Berry

I own, renovate, sell and manage mhps.

HB-3007 will end all investment capital that is now being put into renovating and improving Mobile Home parks. There are approximately 1200 mobile home parks in Oregon and the vast majority were built in the 1960s. Some homes in MHPs sell for over \$180,000, while some sell for \$5,000. We are more concerned with losing the low income homes which will deteriorate and homes will be lost if this bill is passed. The tenants who live in the older parks where homes sell for \$5-6K will not be able to purchase a run down park, nor should they. The homes, the waterlines, sewer lines, roads, wells and septic systems are at their final stages and many are in dire need of replacement. Private investors are doing just this while still maintaining an average rent in the state at \$375 including water, sewer and garbage.

If this bill passes no one will purchase and improve Mobile home parks in the state of Oregon. As a matter of fact, at least 4 very good park renovators have said already that just the idea of passing this law has made them turn to purchase and renovate other types of properties or in other states. That is not what Oregon needs. One example of a park that was recently sold in Tillamook. A senior park with gravel streets. The new owner instantly put \$90,000 into paving the streets and did not raise the rents at all! The rents are \$315 per month including water, sewer and garbage. Had this bill been in place he would not buy any more parks in Oregon. The tenants were thrilled. For the first time in years they could go out in their scooters and walk without fear of falling. There is no plan to raise rents but the owner understands that it takes a tremendous amount of capital and reserves to own and renovate mobile home parks.

This bill not only limits when and to whom you can sell your MHP but also adds that you can be sued for a tremendous amount if a tenant feels that you have not "acted in good faith" and sold it to someone else. Some lawsuits have been going on for 4-5 years in other states, with at least one for 12 years. Who would put their hard work and hard earned money into a mhp with the very real risk of getting sued.

It will also hurt the people who started, built and have been great stewards of MHPs. Recently, an owner approached me and said "we have to sell our MHP in 5 days" for a family emergency. The price was reduced but we completed the sale in 5 days. This family is not rich, not by a long shot. They have been buying, renovating and owning MHPs for 3 generations, with photos on their wall of the first MHP

they built in 1945! Because they renovate and build MHPs they have seen the ups and downs of the risk of owning MHPS. HB- 3007 would have devastated this family.

What we need is more capital to improve the failing mhps in the state, not less. I personally have turned around 3 parks from junkers with drug dealers, scared tenants and abandoned homes. It takes years but it is rewarding to see a senior community where the tenants are not safe and happy and rents, in the Portland Metro area are only \$390 including water, sewer and garbage. That is what we need. We put a tremendous amount of money into these parks and are proud when we help improve and save a dying MHP.

Let me also explain that MHPs do not close. In 2007 a law was passed whereby the owner has to pay up to \$10K per tenant and give them 18 months notice to close a park and that solved that problem. No one wants MHPs to close! But bill 3007 will promote park deterioration, State subsidies for needed repairs, and the loss of the best low/moderate income housing in Oregon.

Please Vote No to HB 3007

Feel free to ask me any questions.