

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	9 - 0 - 1
Yeas:	Gallegos, Gelser, Gilliam, Gomberg, Keny-Guyer, Lininger, Olson, Whisnant, Tomei
Nays:	0
Exc.:	Whitsett
Prepared By:	Cheyenne Ross, Administrator
Meeting Dates:	2/3, 2/5

WHAT THE MEASURE DOES: Requires manufactured dwelling park owners provide written notice to park tenants and to Oregon Housing and Community Services (OHCS), of interest in selling park before marketing park for sale or considering offers. Specifies content of notice. Requires responsive written notice from tenants within ten days, if tenants wish to compete to purchase park. Specifies content of response. Permits tenants to request specified information during ten-day period. Requires owner provide requested information within seven days. Establishes parameters to permit limited sharing of confidential information. Requires tenants, within 15 days of receipt of requested information, to form or associate with entity capable of contracting and submit evidence of capacity to contract along with written offer. Requires commercially reasonable conduct of parties. Provides owner immunity from liability for minor failure to comply with notice or information requirements. Provides for tenant noncompliance. Permits tenants to seek injunctive relief for substantial owner noncompliance and the greater of damages or twice the rent of each tenant if owner fails to record affidavit prior to sale. Requires OHCS make specified information available to tenants of manufactured dwelling parks. Excludes other types of transfer of real property. Makes existing provisions that govern notice and transaction requirements between tenant associations or facility purchase associations for sale of a *facility*, applicable only to sale of a *marina* to a tenant association or *marina* purchase association. Makes other conforming and corrective modifications. Takes effect 91st day after *sine die*.

ISSUES DISCUSSED:

- Review of activity of work group that brought measure concept forward
- Persistence of issues regarding manufactured dwelling parks ;; difficulties reaching satisfactory resolution
- Importance of affordable housing; approximately 1100 parks in Oregon offering 63,000 residential spaces
- Ensuring opportunities to preserve manufactured park communities

EFFECT OF COMMITTEE AMENDMENT: Replaces measure.

BACKGROUND: In manufactured home parks, owners may rent space to a tenant to place a manufactured home. The park provides basic utilities, plus amenities such as community and shared recreational areas. Park communities are an important source of affordable housing for seniors, people with disabilities, and others. When a park is sold, residents are at risk of losing their homes or subject to rent increases that pose difficult challenges for persons living on fixed incomes. The burden of relocation for many residents is also very high: a home can be moved to another park, but at great expense; and if it cannot be moved, its value is almost entirely diminished.

House Bill 4038A creates a process to ensure residents have an opportunity to compete to purchase their community.