

Rosenberg Corey

From: beauharer@lakeshorecommunities.com
Sent: Friday, May 05, 2017 2:14 PM
To: SHS Exhibits
Subject: Oppose HB2004A

Good afternoon-

I am writing in opposition to HB2004A. I am a third generation owner/operator of manufactured home communities in Oregon and Washington. Rent control has been proven to be a losing proposition over the years, particularly in large metropolitan areas where it has been adopted. When the amount a landlord can charge is artificially capped, their ability to maintain their property begins to erode from Day 1. Metrics like the Consumer Price Index, a popular yardstick when rent control measures are proposed, do not fully capture the full increase in the cost of doing business. For example, I had the same asphalt replacement project bid out two times by the same company over the course of about two years. In that space of time, the CPI was never higher than 2%, yet the cost of the project increased 9%. This increase was due to a rise in the amount of work the asphalt layer was bidding, an increase in the cost of his materials, and an increase in the cost of his labor. Other examples can be derived from plumbers, electricians, and other specialty vendors whose prices increase as markets heat up and demand for their services increase. There is no way to accurately gauge exactly what something "should" cost- the same goes for rent as it does for plumbing. If so, then legislators should be taking on plumbers and declaring that a clogged toilet shall never cost more than \$100. Electricians should face a cap of \$50 for a service call to replace a broken switch. Property owners must be allowed to charge what they believe and the market indicates to be a fair rate for the use of their property.

I also oppose the plan to take away the "no cause eviction" clause in the current statute. I have experience with this in Washington state where the no-cause eviction has been removed as a tool for a property owner. It is often misrepresented as a devious way for a property owner to wantonly remove residents. Owners of rental properties are in the business of providing housing- not evicting people. There is already a strong system in the statute requiring notices to be given and steps to be taken by a property owner before a resident can be evicted; however, there are times when certain residents are just not going to work out in a given development. More often than not, the removal of certain bad actors from a manufactured home community is done to preserve the "quiet enjoyment" of neighboring residents. We endeavor to provide neighborhoods where families want to raise their children in a safe environment- it is one of the many benefits of living in a land-lease community where a third-party can interject when rules are being broken. In Washington, where we no longer have the right of a no-cause eviction, removing troublesome residents is a burdensome process which often prolongs the inevitable departure of the resident in question.

I urge you to Vote No to HB2004A.

Thank you,

Beau



Beau Harer

Lakeshore Communities

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