

From: David McGettigan
To: [SHS Exhibits](#)
Subject: HB 2004A
Date: Thursday, May 04, 2017 8:13:07 PM
Attachments: [image001.png](#)

Good evening. My name is David McGettigan, co-owner of a manufactured housing community serving Hillsboro, OR.

I am writing to express my concerns that rent control legislation being considered might be punitive to many property owners who really do care about maintaining affordable housing for Oregon low-income residents. We all realize that some landlords (typically not in the manufactured home segment of housing market) have not been sensitive enough to the personal toll that a large rent increase takes on renters, particularly when it forces them to vacate their home. It would seem this is a few bad apples spoiling the whole lot as many manufactured housing parks have done an admirable job of levying very reasonable rent increases that enable parks to keep up with rising operational costs, rising taxes, rising maintenance costs, etc.

My family has been in mobile home park ownership since the 1970's and through the generations has always been fair when applying rent increases – keenly aware that our “customers” are of limited means. We offer a very clean, safe and desirable park and can maintain these livability standards only by reasonable annual rent increases. I am aware “reasonable” is subjective but I am sure your analysis of Oregon housing market shows that manufactured housing communities have done an outstanding job limiting anything close to being considered excessive rent increases. A “one-size-fits-all” rent control approach may prevent the “bad apples” from evicting renters without-cause but in the process, many property owners will be disadvantaged by not having the flexibility to adjust rent concomitantly with rising operational/maintenance costs (many of the manufactured housing communities were established in the 60's and 70's so their maintenance costs for plumbing, park owned structures, etc. are disproportionately high).

I, and many other fair-minded property owners, urge you to consider the many (unintended) consequences that accompany such a broad application of rent control measures and are hopeful that deep consideration will be given to minimizing negative consequences to those property owners who are not part of the problem, but in-fact, part of the solution you seek.

Best regards,



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