

**From:** dicksiedael@aol.com  
**To:** [SHS Exhibits](#)  
**Subject:** HB2004A  
**Date:** Thursday, May 04, 2017 6:32:08 PM

---

Hi. My name is Dicksie Garrett. My husband and I live in Coquille, OR and have owned and managed a mobile home/RV park there for 19 years now. When we purchased this park, it was in a great state of disrepair. While it still doesn't 'look' like much, we have put in all new water lines, all new septic lines, as well as improved drainage and electrical. It is an old park, established in the early 50's, thus needing major improvements which, though they don't show, are still necessary....and costly. In spite of putting all this money into infrastructure, as well as the passage of time and inflation, we still try to keep our rates affordable and have only raised rates 7 times in 19 years...and most of those raises were TEN DOLLAR increases per month. Our park is a 27-unit park and is currently full after several years of perhaps 30% vacancy.

This park is our livelihood, yet we have made a conscious effort to be 'fair' and considerate of our tenants. Our tenants are mostly lower income or fixed income folks living in single wide homes or RV's. We are presently not allowed, by law, to give a mobile home tenant an no-cause eviction, yet have on occasion had to give evictions for cause. RV tenants are treated as a typical renter would be and can be given 30-day notices without cause, or an eviction for cause. In spite of being 'allowed' to give no-cause evictions, we only do that if we suspect drug issues or other issues that might be hard to prove in court, yet were fairly evident to us and other tenants.

If this bill passes, we will be forced to turn away tenants we would otherwise 'give a chance' knowing we could evict them if they pose a problem. We try to be generous in that way, but with the inability to evict if needed, or having to pay to evict if needed, we will be WAY MORE scrutinizing of whom we let in to begin with. We will implement stricter screening criteria and not be willing to give someone a 'chance' if they are questionable on income to debt or credit, or background checks or other.

Having also worked as a Realtor for 30 years, I can assure you that investors will begin to 'dump' rentals and put their money into other investments or into investment rentals in other states. This will create a greater shortage of rentals on the market than currently exist and the tenants you are hoping to protect will be the ones to suffer due to even greater scarcity of rental units available.

PLEASE do NOT pass this bill as written! It will hurt tenants, it will hurt landlords, it will hurt investors. It may help the real estate market temporarily as investors/landlords put homes on the market to sell as owner-occupied properties as they get out of the rental business.

Thank you for taking time to read my letter. I hope you will NOT rush into passing a bill as drastic as this that will do so much harm to so many.

Dicksie Garrett  
PO Box 505

96673 Hwy 42S  
Coquille, OR 97423