

Rosenberg Corey

From: Adam Cook <Adam.Cook@cwres.com>
Sent: Friday, May 05, 2017 4:58 PM
To: SHS Exhibits
Subject: Opposition to HB 2004A

To Whom It May Concern:

My name is Adam Cook, and I am President of Commonwealth Real Estate Services which is the largest manufactured housing community (MHC) property management company in the Pacific NW which oversees the fee management and/or provides accounting services to nearly 70 manufactured home communities in Oregon and approximately 6,000 homesites (spaces). My family has also been involved in the development of manufactured home communities in 1984, 1990, and 1992. I've also served on the Board for Manufactured Housing Communities of Oregon (MHCO) for 18 years. While we are sympathetic to the intentions behind HB 2004A, to remove the statewide preemption on rent control will only exacerbate a problem that has been a long time in the making. To allow rent control in MHCs would merely harm the very segment of housing that is already the most affordable non-subsidized housing available. We are not the problem, we are the solution! Our company's clients, my family, and those who are members of MHCO are very responsible and fair in their operations of running their communities, providing good value for the money, and in their modest and affordable rent increases. I urge you to leave this law alone and please refer all matters pertaining to manufactured housing to the Landlord/Tenant Coalition which I also regularly attend. This is the best forum for fair compromise where we have well-thought out changes that work for all parties involved.

I also am opposed to the removal of no cause 30 day eviction notices. With 25 years of property management experience, I have also worked with some apartments and general tenancies (Single Family Residences) over the years, and there are very legitimate times when a 30 day no cause is the best notice to use, particularly when you know you have ongoing disturbance issues or drugs being sold that you don't witness yourself, but other residents do and are afraid of being retaliated against so they wish to remain anonymous. To have to give a cause notice would likely result in a failed eviction where the good tenants move out instead of the problem ones. Please vote against HB 2004A.

Thank you very much for your time and consideration. Please call me if you have any questions.

Adam Cook

President



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