

May 19, 2017

Hon. Alissa Keny-Guyer
Chair House Committee on Human Services and Housing
900 Court St. NE, H-272
Salem, Oregon 97301

Re: SB277A

Dear Chair Keny-Guyer:

I am addressing this letter to you in my capacity as co-chair of the Manufactured Housing Landlord/Tenant Coalition. Mr. Van Landingham, Mr. Carpenter and I testified before your committee yesterday morning concerning the compromise which resulted in the Senate Amendments to this legislation. During the hearing, Senator Roblin mentioned that we would seek an opportunity to enter into the record a non-exclusive list of items which detail examples of “disrepair” or “deterioration” as categorized in the legislation. The purpose of submitting the list to you is in lieu of reading these items into the record as was done in the Senate and to provide future courts with guidance as to the intent of the Legislature in making these distinctions.

The non-exclusive list of “disrepair” and “deterioration” items is as follows:

Homes:

- Home is in need of paint
- Trim is in need of repair, caulking and paint
- Belly Band trim is in need of repair, rotted or damaged
- Skirting panels need replacement, are damaged or rotted
- Home siding in need of replacement, rotted or damaged
- Trim around windows needs repair and caulking, rotted or damaged
- Window Screens missing or in need of repair or replacement
- Gutters/Downspouts are loose or damaged and need repair or replacement
- Roof needs repairs or replacement
- Deficient stairs and decks
- Deficient railings and handrails

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- Decayed or damaged skirting
- Faded or missing paint
- Damaged gutters
- Missing or damaged roof shingles
- Broken windows
- Damaged awnings
- Insulation of water lines leading to home

Exterior structures:

- Fence needs to be stained (re-stained or painted)
- Fence post rotted and need replacement.
- Fence boards and/or rails are damaged or rotted
- Deck/Porch surface, steps and rails need re-staining
- Deck/Porch surface is rotted or damaged
- Deck/Porch rails are loose, damaged or rotted
- Deck/Porch steps and/or risers are damaged or rotted
- Shed needs repainting
- Shed siding and/or trim is in need of repair, rotted or damaged.
- Shed Door is off its hinges and sagging (or won't close)
- Shed roof is sagging and needs rebuild or replacement

Awnings and Carports:

- Fascia trim on carport is rotting and falling off
- Posts damaged from being run into

Thank you for the opportunity to submit these items for the record.

Very truly yours,

Davis Wright Tremaine LLP



John DiLorenzo, Jr.

cc: John Van Landingham
Chuck Carpenter
Gary Oxley