

Paul Brewer
Westlake Village, Grants Pass, OR
Olde Stone Village, McMinnville, OR

I OPPOSE SB 608

Chair Alissa Keny-Guyer and Committee Members;

My name is Paul Brewer. I've have been a Manufactured Home Park owner since 1987. I grew up in Grants Pass and went to College at Southern Oregon College. I currently own two Parks in Oregon, one in Grants Pass and the other in McMinnville. At one time, I owned five Parks in Oregon but have gradually reduced my holdings. My Parks don't have either the highest rents nor do they have the lowest. My goal has always been to provide my residents a Community that they are proud to call home.

In the past 10 years I have spent nearly **\$3 million in major improvements and upgrades** as well as a small expansion of my Grants Pass Park. In 2018, the cash flow before capital improvements for Westlake Village was a mere \$33,595.52. About 15 years ago at my Park in McMinnville, I spent about \$500,000 for a new individual metered public water system and new electrical infrastructure. These system upgrades were followed by an additional \$500,000 on repaving the entire Park's road system to address the damage caused by the water and electrical system upgrades. In addition, I'm currently remodeling the interior and exterior of the Park's Clubhouse and enhancing the landscaping, storm drainage, and signage throughout the Park. I now need to decide again on the Park's asphalt, "do I cut and patch" the failing areas or do I repair all the fatigued areas and grind and overlay the entire private road system. Will I get a return on that investment? If Capital Improvements are not done and Parks resort to the '*Band-Aid for Safety*' approach, Oregon's finer Manufactured Home Communities will soon become Trailer Parks. Manufactured Home Parks are currently one of Oregon's last places for many lower and middle-class homeowners. As Parks deteriorate **DUE TO LACK OF FUNDS** for Capital Improvements and are ultimately redeveloped for other uses, where will those displaced homeowners go?

In my opinion, Oregon does NOT have a "rent" problem, it has a "housing" crisis that has been exasperated by Oregon's antiquated land use laws. I understand Oregon doesn't want the sprawl of Los Angeles or other large cities around our country but there must be an approach to land use that is somewhere in between. I understand this State's desire to maintain affordability, but I believe SB 608 is taking the wrong approach.

In my travels to other States where I have investments, I have told RE Brokers and business owners that Oregon has the toughest Land Use Laws in the nation. Oregon's complex Land Use laws tend to "drive" the cost of housing and rents. An example of the impact of Oregon's antiquated land use laws played out in the early 2000s when Bend attempted to increase its UGB over 8,000 acres. The State of Oregon rejected the City's initial proposal and it wasn't until 2016, about 15 years later, that Bend finally succeeded in getting approval for a little over 2000 acres. My question to this Committee, "Would Bend today have sky-high housing prices and high rents had the State approved Bend's original request of 8,000 acres 15 years ago"? What if Bend's City staff had spent the last 15 years planning transportation and infrastructure requirements instead of fighting the State for approval. When I took Economics at Southern Oregon College in the early 1970s, I learned that rental rates and home prices are just a matter of "**Supply and Demand**".

Naturally, those homeowners who already have their "foot in the door" love the escalating prices that result from a lack of housing. Their home is their "piggy bank" or their "retirement fund". But what about those who don't have their "foot in the door"? Maybe Oregon state leaders need to consider implementing land use policies and laws that will encourage the development of abundant housing options rather than policies that diminish supply and escalate costs.

Oregon needs to accept the fact that it has now been discovered. Oregon is no longer considered the "Wild Wild West". Sunset Magazine and other periodicals changed that notion. Either Oregon accepts the fact it is now a place to which many desire to relocate OR Oregon needs to resurrect from the scrap pile Governor McCall's 1960's sign that was planted at the border and read, "**You are welcome to visit and spend your money but please don't stay**".

I request that you **VOTE NO** on SB 608. Thank you for your consideration of my thoughts on this important issue.