

My name is John Fahrer. I own and manage Glenwood Trailer Park, a large mobile home/RV park located in NE Portland in the Thomas Cully neighborhood. I object to provisions included in SB611: a rent increase maximum and the formula for calculating increases, 3% plus CPI.

My park has a capacity for 77 lots offered at a small fraction of average rents in the Portland area. I have largely avoided rent increases over the past 18 years, to focus on community improvements. As a result I have the third lowest rents for all of the 40+ parks in Multnomah county, as of 2021 (Marcus & Millichap, San Francisco). Rent increases in my park have averaged less than 2% per year, for 18 years through and including 2022. Restoring rents and financial stability for my park will be nearly impossible under the restrictions of SB611 while facing expenses that are not restricted, "capped", by law and may overwhelm or even bankrupt my park.

Unilateral consideration for tenant welfare in the bill at the peril of my business is unfair legislation, in my opinion. Placing restrictions on landlords that profoundly affect my financial well being appears to be arbitrary and even punitive.

Not all landlords in Oregon are large corporations. Some are small, "family" business such as mine. I have a mortgage on my family's home. Your proposed increase formula and "cap" favor the large corporate parks. It appears these parks have increased rents aggressively in recent years. There is an RV park within 3 miles of mine that are receiving nearly double that which my tenants are charged. That park appears to be owned by a group of investors. Those parks with high rents and the resources of large companies, presently, will be in a better position to survive and the last to go bankrupt under the pressure of your proposed legislation and will undoubtedly acquire the rest of us, in time.

Perhaps the most important detriment to your bill, SB611, would have is the impact on livability in "affordable" communities. It is likely that I may need to decide to sell my park, as a result of your proposed bill. It has been my experience that large companies who are looking to acquire my park, expressly, will not tolerate what is perceived as flawed housing and the most vulnerable tenants will likely be removed. Those who don't have the ability to conform to new standards designed to bolster park resale value may become homeless. Further, with drastic legislation, such as SB611 and the uncertainty of persistent rent control proposals before the state legislator, investments including improvements and even maintenance in existing parks may be affected in favor of business viability and survival.

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