

Submitter: Joseph Sherwood
On Behalf Of: Country View Mobile Home Park
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054

We own a 60 space mobile home park in Grants Pass that we acquired back in 2011.

Even though our roots are in Southern California, we have a very deep connection with Oregon dating back to the early 1990s with one of our partners purchased a home in Deadwood, a tiny town between Eugene and Florence.

We are not a nebulous national REIT driven by quick profits via oppressive rent increases but rather a family owned business that simply fell in love with the beauty and serenity of Oregon combined with our unwavering passion for the U of O ??Ducks!

We utilize Oregon based on-site and regional management and local maintenance personnel, priding ourselves on a high level of resident satisfaction while always striving to improve and upgrade our park. The majority of our homeowners have been with us since we acquired the property 14 years ago and over that period many of their friends and family have joined them.

Regrettably however, operating expenses including materials, labor and especially property insurance have outpaced inflation and indexing future rent increases to the Consumer Price Index (CPI), as proposed by HB 3054, would not cover our rising operational costs. That, coupled with enacting "permanent vacancy control" would probably make us reconsider operating as a mobile home park at a time when home builders are hounding us for desirably situated land to develop new single family housing.

We strongly believe that the existing rent control for mobile home parks in Oregon already works as evidenced by our reasonable rent increases which always fall well below the State cap.

Thanks for your consideration.

Sincerely,

Joseph Sherwood, Managing Member
Country View MHP