

Bridgeview Investors Corporation
14900 NW Mill Road
Portland, OR 97231

January 26, 2025

Representative Pam Marsh, Chair and all members of
The House Committee on Housing and Homelessness
Salem, OR

Re: Vote No on HB 3054!

Dear Representatives:

I am a resident of Oregon who is both a tenant and a co-owner of Bridgeview Moorage, a rural Multnomah County marina that serves a floating home community of 30 homes with about 60 residents. Our corporation, made up of a group of twelve tenants, has owned and run the moorage for the past 38 years. We purchased the property at sheriff's sale after the previous owner went bankrupt and left the property in total disarray. **We strongly oppose HB 3054**, as it would severely hamper our ability to continue providing our community with a safe and updated facility where we can live and thrive.

HB 3054 singles out marina and mobile home parks unfairly from other rentals, severely restricting rent increases, limiting our ability to manage the livability of our community, and preventing our ability to ensure the safety of our community's houseboat homes. Our moorage runs on a very slim profit margin of about 5%, because we self-manage and reinvest all our money back into the moorage. Our moorage infrastructure is now aging and in need of expensive upgrades. Our baseline bills, utilities, insurance, and maintenance costs also continue to skyrocket in price. Without the ability to increase our rents above the Consumer Price Index when necessary, our moorage will face a very high risk of closure. This would be disastrous for all of us, as there is nowhere else for our houseboats to be relocated.

Some very troubling propositions in HB 3054, of concern to moorage owners, include the following:

1. Our tenants all live in private property- i.e., their own floating homes. Moorage owners do not have access to the interior of these homes to assess safety or code compliance without tenant consent.
2. Moorage owners are liable for Clean Water Act violations such as dumping grey or black water into the river. We can only verify that plumbing systems are safe and up to code at time of sale, when we can require a home inspection report. HB 3054 is very unfair to moorage owners who could be held liable for a tenant's illegal dumping, when they have no legal way to detect it.
3. Electrical and fire safety- moorage owners are responsible to protect their community (all of whom live 5 feet from each neighbor on either side) from fire and electrocution. We have no access to information about electrical or heating systems except by home inspection upon sale. By prohibiting the ability to inspect homes at turnover, HB 3054 very unfairly removes our ability to monitor safety and code compliance, and creates a clear danger to our whole neighborhood. Allowing substandard and dangerous housing is not good practice.

HB 3054 assumes that marinas make lots of money. The reality is that while our moorage has kept rent increases to as low a level as possible, with an average annual increase of 2% for the past 13 years, we

are now facing greatly escalating costs. The following bills show the extraordinary financial stress that faces our marina, which is full of retirees and families on limited incomes:

1. State Underwater Leases: currently \$8,000/year for us, proposed to increase to as much as \$22,000+/year by next year.
2. Water costs: Have increased by \$10,000/year over the past 3 years and will increase exponentially as the City of Portland passes on the cost of their new water treatment system.
3. Repairs:
 - a. Our walers, which provide structural integrity for our walkways, need replacing. What cost us \$11,000 in 1996 will cost us \$450,000 now.
 - b. New walkways, when they need to be replaced, will cost upwards of \$1-2 million.
 - c. Our mandated firefighting standpipe system is nearing the end of its 11-year life, requiring \$35,000 to \$40,000 to replace.
 - d. Our sewage treatment system is also nearing the end of its life, with replacement cost currently estimated at \$100,000.
 - e. This list doesn't even touch pilings, pothole maintenance, water system upgrades, landscaping, insurance, and other routine operational costs.
 - f. Finally, when a floating home becomes completely uninhabitable through neglect (we have one on our moorage), it is highly likely to be abandoned. The marina must then dispose of it, at a cost of \$20,000-\$100,000. There is no way to recoup this cost; the best approach is prevention and requiring moorage houseboats to remain safe and livable. HB 3045 will eliminate our primary strategy for addressing this concern.

We have no way to pay for any of these items other than by increasing our rents appropriately and within the limits set for ALL Oregon rentals as per ORS 90.

In sum, marinas need to be able to finance our unusually high cost of operation with rents, just like any other rental business. HB 3054 will severely hamper our ability to provide needed services and to ensure the safety and viability of our houseboat community.

Please vote No on HB 3054.

Sincerely,

Jody Scheer, Secretary
Bridgeview Investors Corporation
14900 NW Mill Road
Portland, OR 97231