

Valley View Mobile Court, Inc
34265 SW Tualatin Valley Highway
Hillsboro, OR

Dear Members of the Oregon House Committee on Housing and Homelessness,

As a long-time small business owner and landlord, I am writing in opposition of HB 3054. I currently own a small mobile home park in Hillsboro Oregon that I have managed for 49 years. It is a family run establishment which, including myself, consists of only 2 full time employees and 2 part time employees. The majority of the money from rent goes into improving and maintaining the aging infrastructure of a park that was established in the 60's. As an open to all ages Mobile Home Community, we have a diverse range of tenants from many different socio-economic backgrounds, though the majority of these tenants are older. We typically raise rent as little as possible, sticking below 4% in most cases, and even took the steps to not increase rent during the Covid Pandemic. The philosophy is we would like to keep the tenants we have and know many are on fixed incomes. When we do have turnover, which is very low, we do adjust to the market rate.

This bill as it is currently written would be devastating to us as a small business. Many costs over the years when taken in an accumulated view have raised well above the CPI rate and even the 10% cap being proposed. The cost of CAPEX projects (based on contractor rates), utilities (especially electricity), insurance, government fees, and taxes continue to eat away at an already tight operating margin that we maintain.

For many mobile home ownership is the last affordable type of ownership. It is short sighted bills like this that will lead to the closure of many parks, including mine. This bill is written very discriminately against mobile home parks and marina parks, and lacks any understanding of the root cause issues with affordability in the rental and housing market. More focus should be taken to control insurance rates, utilities, and governmental fee and tax structures as it pertains to Small Business. Currently there appears to be a preference to create bills such as this to force selling to either developers creating housing developments that average Middle Class Americans can no longer afford, or selling to large private equity groups that will maximize profit over people. Please re-adjust your focus to areas that can truly bring a positive impact to addressing Oregon's ongoing housing crisis.

Thank you for your time and consideration,

Hilja Davis