

Submitter: Alison Kangas

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

To The Honorable State Legislators of Oregon,

I am writing today in my capacity as a licensed property manager of five mobile home parks and floating home communities in Oregon. I strongly urge you to oppose HB 3054. While the bill is well-intentioned in its aim to make housing more affordable, if passed, it will not achieve the intended goal.

Not only am I a real estate professional, but I also spent four years as a foster parent, so I understand the immense need for affordable housing firsthand. However, this bill will lead to unintended consequences:

Increased Closures: There will be a drastic uptick in mobile home park closures as the operational model becomes unsustainable under the new regulations.

Land Repurposing: The land will likely be sold to developers for uses other than affordable housing, further reducing the availability of low-cost housing options.

The costs to operate a mobile home park have increased significantly over the past five years. Factors such as:

Rising costs of repairs and supplies.

Escalating insurance rates.

Higher utility rates, which are often included in residents' rent (like garbage service).

These financial pressures are already tight, and additional restrictions could make owning/operating these properties untenable.

Mobile home parks offer a practical solution to the affordable housing crisis. Instead of imposing further restrictions, I would encourage the legislature to consider:

-Incentivizing Development: Provide incentives for the development of new mobile home parks.

-Reducing Red Tape: Cut down on permitting costs and bureaucratic restrictions to make it easier to build and maintain these communities.

Thank you for considering this perspective. I believe that with the right approach, we can genuinely address the housing crisis without jeopardizing the very communities that provide affordable living options.

Sincerely,

Alison Kangas
Owner of Blue Flag Realty LLC
52640 NE 1st St. Scappoose, OR 97056