

Submitter: Sam Schartner

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

As a Landlord of two parks in Oregon, I would like to express my concern regarding this extreme rent control.

1. Just a few years ago when the Oregon Legislature introduced rent control and then limited it to 9.9% increase including CPI, the local city authorities literally doubled the cost of our water, sewer, and refuse. I was paying in the range of \$12,000 per month, but it then went to \$23-24,000 per month. I have not passed that cost on to the tenants. My concern is that the State can severely limit our rent increase but at the same time the local government can increase our costs to whatever they want. Do you as a committee think this is fair? 2. We have huge costs regarding maintenance of trees in both of our parks. Trees are a safety issue that cannot be ignored for example, limbs growing over residents homes that could break during a storm and fall through their roof or trees that are questionable that need trimming regularly or need to be removed completely. We spend 10's of thousands of dollars every year on tree care to keep our parks safe.

3. Infrastructure: Just recently we had to spend over \$20,000 to repair a very small section of sewer line.

4. We have mobile homes that are abandoned because they are old and of little or no value. Our tenants walk away and we are left with the expense of the clean up. This involves the abandonment process, then the asbestos inspection, and then the clean up. The last one cost me over \$10,000. Add to that the lost revenue for 6 months or more.

5. Let me explain one of our last evictions. A tenant who had lived in our park for years allowed her son to move in with her without being vetted. He was on illegal drugs and began causing trouble in the park. Our tenant, the mother didn't want to force her son out onto the street, thus we had no choice but to evict the mother to get rid of the problem in the park. We managed to do that without going to court but it still cost us \$12,000. She used Legal Aid which I'm sure cost her nothing but it ultimately cost us the tax payer.

These are just a few expense items that we as Landlords face and I question whether they are even considered when it comes to calculating the CPI. These are not "Pocket Change Items." These are major expenses that most people or possibly even Legislators don't think about. To limit our rent increase to only CPI will very probably cause some of us to lose our park. I can clearly see if HB(3054) is passed into law without some major revisions mobile home parks will deteriorate quickly. In closing I would like to say "PLEASE LETS USE SOME COMMON SENSE."

Sam Schartner Village Park and Bristol Park

