

Submitter: Richard Travassos

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

Hello,

I represent a group of small businesses that own and operate a handful of manufactured housing communities within Oregon. We strongly oppose the proposed legislation of HB3054 targeting manufactured housing community owners with extreme restrictions. These restrictions are so extreme that in time, the businesses will have to sell and if not able to find a buyer will go bankrupt and will be foreclosed on. Prior to that occurring the properties would become deteriorated, in disrepair, and all community events would cease. Over time an extreme proposal limiting increases CPI which is generally 2-3% annually would have expenses quickly outpacing revenue and after a few years would become impossible to operate. This bill would essentially eliminate a key piece of the affordable housing sector and a piece of the American Dream for so many that otherwise could not afford a house or choose not to buy a site built home.

This is not an exaggeration. The proposal is far too extreme. We already have state wide rent control of 7% + CPI.

I understand a perception of wanting to protect low income families but that assumption alone is a misconception. Many of our residents choose to live in a manufactured housing community for many reasons but none other than low rents, community events, and the opportunity to own their own home as an asset. We understand this relationship and the complicated industry which requires a great amount of capital investment to improve aging infrastructures. Our Residents are not being forced to live in the community and our eviction rates are very low.

A more Reasonable, fair and equitable proposal would be 5% + CPI, not to exceed 10%.

I strongly urge congress to reconsider and vote no on this extreme proposal.

Respectfully,