

Natemah McNemar  
Regarding Oregon House Committee  
2/4/2025

Hello, my name is Natemah McNemar, I am a property manager in Happy Valley, Oregon. I am writing to express my strong opposition to Bill HB3054. I believe this legislation could have detrimental effects on Manufactured Housing Communities in Oregon. Many Oregonians rely on manufactured homes in these communities for housing at a more affordable price and jobs for those who manage and maintain these communities. I am deeply concerned about the potential negative impact this bill could have on everyone.

I am opposed to this bill for many reasons. One of the main reasons is that if it passes, it will result in fewer resources to properly maintain our communities. As a property manager, I field calls from residents for various reasons, including tree trimming/removal, laundry room appliance repair, and for our community-owned homes, issues such as heating, water leaks, roofing, and appliance repair or replacement, etc. This bill will make it even more difficult for me to assist my residents with their housing and maintenance needs.

My experience as a property manager has led me to strongly oppose this bill. I understand that residents may face unexpected financial hardships and fall behind on rent, and I always work with them to resolve the issue. Even so, I'm still obligated to issue 10-day notices for non-payment. While we always try to communicate with tenants and give them a reasonable amount of time to pay, this bill would require court-mandated mediation and eviction filings sooner than we would normally pursue them.

The passage of this bill will have a devastating impact on communities across Oregon, creating a domino effect of closures and sales. This will force residents out of their homes, as outside companies attempt to buy them out. I strongly advocate for the 55+ community where I work. My own mother was in her 60s when I was in high school, so I have witnessed the struggles of those on SSI or SSD. Many of my residents have lived in the community for years and already struggle to pay rent. If they were bought out for a small amount, they would not be able to afford an apartment, let alone a house, without having a roommate. Most of my residents currently live alone. Besides rent, the high cost of electricity is a major issue for everyone, especially during the winter months. My own electricity bill is nearly half of my rent, and it's not uncommon for my residents to have bills that are just as high, if not higher.

Please know that I will continue to closely monitor the progress of this bill and remain committed to advocating for better solutions for the people of Oregon. I respectfully ask that you take my concerns into account and vote against HB3054. Thank you for your time and consideration. I trust that you will prioritize the needs and interests of your constituents in your decision-making process.

Sincerely,

Natemah McNemar