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I am the owner of Ridge Real Estate Management Group Inc. and a long time Board Member of the Manufactured Housing Communities of Oregon. I have been in the management and ownership of residential housing for over 25 years and consider myself a responsible landlord. I own and operate manufactured home communities but I also am involved in apartments and single family residences. Yes, I have raised rents when needed but also have kept my rents stable during the times of a tough economy. I have also subsidized rents to some of my residents on fixed incomes who could not afford increased rents. I anticipate if this Bill passes in the form it is in I will no longer be able to subsidize any of my residents and I will raise my rents to the maximum allowed according to Senate Bill 608. I do not want to do that but without any provision to help with large capital expenditures I will be forced to.

Though the Bill does carve out for properties that are 15 years old or newer I do not know of a manufactured home community that has been built in Oregon in the past 15 years. Most communities are well beyond that age and many are to the point of needing capital improvements to roads, street lighting, water and sewer and other infrastructure. With no ability for landlords to recoup these capital expenses many communities will deteriorate. I myself have a 20 site and 34 site communities in Shady Cove, Oregon that several years ago cost me over \$65,000 to find water and drill a new well for the communities when my original one failed. I have long term leases with my residents and have a formula to address capital expenditures that are beyond my control like replacing my well. I believe that some sort of mechanism for capital improvements should also be addressed in SB 608. I don't believe this would in any way delay the work session or the passage of the Bill.

The manufactured housing industry is the largest source of affordable housing in Oregon and I believe that adding an amendment to address capital expenditures will go a long way with preserving this history of affordable housing.

Thank you for your time and consideration.
Tom Jarmer