

I am 73 years old. I live in a comfortable house on a farm now but it has not always been that way. As a young professional in a large urban area, I bought a condemned duplex to live in one side and rent out the other. It was a step up from the travel trailer I lived in to go to graduate school and tow to a rural area in the summers to work as a logger. A few years after the duplex I refinanced it and bought another duplex, I continued to work nights and weekends on the apartments while I held a professional job. All my "downtown" income and free time was invested in housing for others. Eventually I had enough apartments to trade up to a mobile home park. We moved to Oregon in 1986 with the purchase of the mobile home park. We purchased a very modest home to raise the young family while we continued a program of improving the park and buying the older single wides and making room for folks to move their new double wide homes in upon retirement. Because of the sacrifices and work ethic we are comfortable now and so are 100 other families in our mobile home park. The system worked but I worry about the future with restrictive regulations. Do you think for one minute our family, in the next generation, will continue the program of refinance and expand? Of course not. If we want to stay in housing we will build houses, not apartments or mobile home parks, where profits are not regulated. Even investments like stocks and bonds are more attractive than a regulated industry. We can invest in those instruments and pursue professional careers.

Your legislation will be a windfall for present renters at the expense of future renters. There will be no place for folks that need a mobile home space in the future. Most likely you will be long gone from office by then, and our family will be in a different business. What will happen to those retirees that want to down size and move to a smaller home in a mobile home park?

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