

## Rosenberg Corey

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**From:** Paul Brewer <brewmo@aol.com>  
**Sent:** Friday, May 05, 2017 9:14 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004A Opposition

All

I am an Oregon Manufactured Community owner since 1987. I consider myself a good landlord who tries to give my residents a place they are proud to call "home" with reasonable rents.

That being said, I am in opposition to HB 2004A. When are legislators going to understand that the problem is not with "greedy" landlords but with the Oregon Housing market.

See links below. Click on "**read more**" below.

[Read more...](#)

Tough Portland housing market stymies first-time homebuyers

The starter home has become an endangered species in Portland's robust real estate market -- even for middle-income earners with decent savings.

Bend real estate sector warned of affordable housing backlash

[http://www.bendbulletin.com/exports/newsletters/main/5246601-151/bend-real-estate-sector-warned-of-affordable-housing?utm\\_source=Today%27s+Top+Headlines+from+The+Bulletin&utm\\_medium=email&utm\\_campaign=BendBulletin+MRSS+-+Main-17-05-04#.WQvp-y\\_Jz\\_c.email](http://www.bendbulletin.com/exports/newsletters/main/5246601-151/bend-real-estate-sector-warned-of-affordable-housing?utm_source=Today%27s+Top+Headlines+from+The+Bulletin&utm_medium=email&utm_campaign=BendBulletin+MRSS+-+Main-17-05-04#.WQvp-y_Jz_c.email)

I travel considerably and read many articles and opinions from the New York Times to the Wall Street Journal. All national newspapers articles point to Oregon's Housing affordability. If the Housing market was more affordable, renters (**the American Dream**) would be purchasing homes, not renting. This would create a huge vacancy factor of rentals which would drive down rents. Maybe we should just "freeze" home prices until income catches up and renters can become homeowners. Naturally, Legislators don't want to even consider that as they already own a home and love seeing their homes double in value every 5 years.

Oregon needs to do more to create additional housing. I've stated 10-15 years ago in the "Coalition" that there would not be another Manufactured Home Community built in Oregon. A developer cannot pay Oregon's land prices, City fees/ SDCs, and development cost and have rents of \$500.00 or less.. SDC alone of \$25,000 equates to rents at \$250.00 before all the other cost of the land purchase, development, and profit.

If this Bill passes and is signed by the Governor, Income Property owners, including myself, will just squeeze expenses and do very little to improve their property. Residents will no longer be proud to call the Community their "**home**". It will just become a place they sleep and eat.

Paul Brewer