



March 4th, 2019

To: Oregon House Committee On Human Services and Housing
RE: In favor -- with amendment -- of HB 2895

Members of the committee, thank you for this opportunity. My name is Ty Downing. I'm a manufactured home parks owner/operator, and a board member of the Manufactured Housing Communities of Oregon. I buy distressed mobile home parks and rebuild them into great communities.

I'm focused currently on my park in Sutherlin, called Allen's Mobile Villa, which I bought almost two years ago and where I live part-time. We've done a ton of improvements and the residents are loving it, but: we have 16 abandoned homes lurking and mucking up the scenery. I'm prepared to bring in 20 brand new manufactured homes (financed by the company that builds them), but first I have to get rid of these zombie homes.

We just had an asbestos survey done, which cost \$5,000. The reports indicate asbestos in all the homes but one. Abatement of the asbestos will cost \$1,500-3,000 per home. When the homes are re-inspected and certified clean, we can begin to scrap and demolish them. Which costs \$3,000 per home.

So: I'm looking at spending \$100,000 to remove these homes. **Allen's Mobile Villa does not have the money. My three parks have three different ownership structures, so I don't take money from one park and plow into the other.** Allen's has to stand on its own. We are operating on cash flow only -- taking no distributions -- and it will take me 1-2 years to process all the old homes out and bring new ones in.

If you would amend HB 2895 to include owner-operators as participants -- regardless of irrelevant personal income -- you would speed up my delivery of 20 new homes by at least 1.5 to 2 years! That is not an exaggeration.

Let's do this! Let's create the opportunity right now for 20 families in Sutherlin to become homeowners...to purchase an Energy-Star rated home with a covered front porch for \$30,000-\$50,000...to access all the tax benefits and equity through appreciation over time that real estate offers...as they pay space rents of less than \$600 per month, which includes water, sewer, trash collection, and Wi-Fi.