



Good afternoon Chair Jama and Senators of the Senate Committee on Housing and Development,

For over the past 20 years I have worked in the property management. I am the Vice President of Commonwealth Real Estate Services. We operate manufactured home communities throughout the state of Oregon, both privately owned as well as resident owned communities, multifamily properties and HOA's. I am currently Board President of MHCO and have been involved for many years with the Landlord Tenant Coalition.

The premise for HB2761 is commendable with the objective being able to assist non-English-speaking residents with the ability to understand the rental agreement and other community documents. Our community managers have worked with these same circumstances. Our process is to formally meet to make sure there is an understanding of the process and requirements of living in the community. We have found these applicants usually are accompanied by a trusted individual that understands or speaks English.

Over the years working through the Landlord Tenant Coalition, we have found success in working together in a temporary partnership to achieve a common goal. HB2761 was not given the opportunity to be worked through this process. Therefore, HB2761 has flaws.

For example, this proposed bill is not a requirement of resident owned communities, but it is being proposed as a requirement for privately owned communities. This disparity discriminates against these housing providers and it appears to target them as having the ability to fund this proposed bill.

The financial impact of this bill on our community owners and housing providers alike will be substantial. This populace has and will continue to suffer economically due to the Pandemic and the regulatory moratoriums that have been enacted. Many of these community owners are owed thousands of dollars in unpaid rent. This is an unnecessary operational expense to add to our housing providers during these uncertain times.

There are many other challenges, obstacles, and confusion that this will cause our communities and the residents that live in them. Rental agreements and all other community documents differ and cannot be a comprehensive document that are used by all. These documents change from time to time and this past year alone, there were multiple changes due to legislative action.

I would ask," would there need to be translators available at the time of reviewing and signing of these documents, who would pay for these services, if there are errors in translation who is responsible"?

If community owners and property managers do not have the expertise to understand these translations, our court systems will be no better off, they will be slow to adapt an understanding of these documents creating all kinds of confusion and possible delays.



Therefore, we must oppose HB2761. The goal of the bill is commendable, but the development of the bill is not. I urge you to vote NO on HB 2761.

My Regards,

Tom Petitt

Vice President, Commonwealth Real Estate Services