

Submitter: Joseph Bonczek
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3054
Testimony in Response to HB3054

I have given this legislative bill considerable thought and after reading many of those who have responded with their testimony I would like to share my experience.

In the last 4 years I have noticed there has been a concerted effort to minimize the attention given to the community we live in to and include amenities and maintenance.

It has been our experience that over this time our community always presents well in the neighborhood in which we live and among the residents we call our neighbors. Much of what has been done in terms of management responsibility goes without attention until it's far too late to apply common sense, reasonableness, and good faith to accomplish the tasks at hand.

I have always believed that ownership deserves to have certain benefits as an investment in what they have purchased. I, as a businessperson, would expect that the public and those in a position to purchase my product would appreciate my deserved need for benefits as I serve up a product that would benefit their purchase.

That doesn't seem to be the motivation we are experiencing today, that is why this HB3054 is an imperative and reasonable solution to MH homeowners going forward to enjoy their livability as seniors living out their later years without risk of finding themselves penniless and homeless.

There are those, even in our community, somewhat immune from these kinds of expenses and how their eventual results will not impede their living out their senior years because of their financial position. That isn't relative to this discussion since their financial means exceed much of what the over 55+ residents can afford. Over the previous 4 years I have seen and experienced much of living being short-circuited because of the emphasis given to this whole ideology of DEI. Without the correct management in place to qualify all that needs to be accomplished in our community it appears that management concedes to hiring what they want in terms of who will be best in terms of manipulating, expecting unreasonably high expectations and insisting upon doing what they want in terms of keeping their investment looking good at the cost of the residents picking up the tab.

Much of what has been written already in terms of testimony need not be repeated

since it is an ongoing experience of MH owners. There is such a grievance put forward towards management in a light they deserve what their residents are vehemently being used to accomplish their bottom line.

In looking at this bill HB3054, yes, it seems like it is regulatory, yes it appears to possibly benefit owners, however, in order for MH residents to continue to live in a lifestyle that can allow them to afford simple amenities to enjoy their later years is a benefit of HB3054 to it being passed to enable residents to continue in a viable lifestyle.

So much as been said about areas of need within the respective communities, notably all the areas of maintenance that goes unattended and whatever is repaired/maintained is in reality paid for by the residents that appears on the owners profit sheet as a benefit paid for by the residents. Owners neglect their responsibilities and are not accountable to anyone since the laws in Oregon do not hold them responsible nor accountable. There in is the problem. Residents live by the law, why isn't it expected of the owners of these communities?

It seems that by the responses I have read both sides are to blame. I wholeheartedly disagree. MH owners are a viable investment in our economy because they invest monetarily in what they need to live forward. Let us have them enjoy their later years and not make them invisible owners of the property they live on.

I support HB3054. Let's give me and my neighbors throughout our respective communities the respect of being a senior and living out our best years without taxing us with management responsibilities.

Joseph Bonczek, Resident-Homeowner, Eldorado Villas Togard, OR