

SENATE COMMITTEE ON GENERAL GOVERNMENT

March 10, 2005
3:10 P.M.

Hearing Room B
Tapes 31 - 32

MEMBERS PRESENT: Sen. Frank Shields, Chair
Sen. Gary George, Vice-Chair
Sen. Bruce Starr
Sen. Joanne Verger
Sen. Vicki Walker

STAFF PRESENT: Judith Callens, Committee Administrator
Gary Roulier, Committee Assistant

MEASURES/ISSUES HEARD:
SB 636 – Public Hearing
SB 425 – Public Hearing
SB 837 – Public Hearing and Work Session
SB 847 – Public Hearing and Work Session

These minutes are in compliance with Senate and House Rules. Only text enclosed in quotation marks reports a speaker's exact words. For complete contents, please refer to the tapes.

TAPE/#	Speaker	Comments
TAPE 31, A		
002	Chair Shields	Opens the meeting at 3:11 p.m. and opens a public hearing on SB 636.
<u>SB 636 – PUBLIC HEARING</u>		
007	Judith Callens	Committee Administrator. Explains the provisions of the bill.
024	Patricia Schwoch	Executive Director, Manufactured Home Owners of Oregon. Presents written testimony (EXHIBIT A) and testifies in support of SB 636.
035	Chuck Carpenter	Executive Director, Manufactured Housing Communities of Oregon. Testifies in support of SB 636.
055	John VanLandingham	Legal Services Lawyer, Eugene, Oregon. Testifies in support of SB 636.
093	Chair Shields	Asks how many park managers are unaware of manufactured home laws.
095	Schwoch	Responds that it is approximately fifty percent.
107	VanLandingham	Notes there is a subsequent referral to Ways and Means and continues an explanation of the intent of the bill.
145	Chair Shields	Asks if the tenants would support the idea of sub-metering.
152	Schwoch	Responds that the tenants are in favor of that provision.
158	Sen. Verger	Asks who would cover the costs of putting in the meters.
160	VanLandingham	Replies that the costs would be covered by an increase in rent.
172	Sen. Verger	Asks if the savings on the water bills by a tenant would be offset by the rent increase.
188	VanLandingham	Responds that this change would benefit the residents in the long run as it would not be a huge capital cost to install the meters.
201	Schwoch	Adds that a roll back for those residents who are using less

211	Sen. Verger	water would be worthwhile. Notes that she is not sure that would happen with the additional cost of installing the meters.
219	Schwoch	Answers that the vacancy rate would keep the rent increases down, and reemphasizes the change will benefit the residents in the long run.
230	VanLandingham	Reviews how tenants pay utilities and how the bill changes that mechanism.
253	Chair Shields	Comments that he respects the effort to come to agreement in this bill.
259	Carpenter	Adds that with an expected drought, those who conserve should not have to pay for those who are wasting resources.
270	Carpenter	Adds that he does not see a situation where the rent increases are greater than the savings for the individual tenants.
299	VanLandingham	States that the third issue within the bill deals with recreational vehicles.
341	Chair Shields	Notes that this will be the only public hearing on this bill.
362	Sen. Verger	Comments that the education section of the bill is important but fears that the rents will increase to pay for the meters.
389	Sen. George	Asks if there is an opportunity for advertising for motor home business to offset the large number of vacancies.
404	Carpenter	Responds that it does present an opportunity, particularly with those owners who only have single-wide spaces.
418	Chair Shields	Closes the public hearing in SB 636 and opens a public hearing on SB 425.

SB 425 – PUBLIC HEARING

TAPE 32, A

003	Callens	Explains the provisions of the bill.
015	Andrew Wilch	Director of Housing, Portland Development Commission (PDC). Presents spreadsheets detailing PDC's Housing Department production goals (EXHIBIT B).
072	Wilch	Reviews the connection between PDC's housing projects and the City of Portland housing goals.
112	Wilch	Summarizes the urban renewal districts within Portland.
141	Wilch	Notes that some urban renewal districts, Airport Way for example, would not lend themselves to a set aside for housing as housing is prohibited.
152	Gary Cook	Manager, Clackamas County Development Agency. Shares some concerns with the bill as they have urban renewal districts where housing would not be appropriate.
197	Cook	Reviews actions of the Clackamas Housing Authority.
216	Jeffrey Tashman	Association of Oregon Redevelopment Agencies. Presents written testimony (EXHIBIT C) and testifies in opposition to SB 425.
249	Tashman	Notes that many urban renewal projects are economic development and do not have a housing component.
293	Chair Shields	Comments that Rep. Jeff Merckley sponsored the bill and asks the witnesses to work with the sponsor to address their concerns.
327	Sen. Verger	States that none of the three urban renewal districts near her home would be suitable for housing.
	Michelle Deister	League of Oregon Cities. Submits written testimony in opposition to SB 425 (EXHIBIT H).
343	Chair Shields	Closes the public hearing and opens a public hearing on SB 837.

SB 837 – PUBLIC HEARING

350	Callens	Explains the provisions of the bill. Presents the -1 amendments (EXHIBIT D) .
387	Frank Stratton	Underwriting Manager, Special Districts Association of Oregon. Presents written testimony (EXHIBIT E) and testifies in support of SB 837.

TAPE 31, B

003	Stratton	Explains the process of self-insured pools for public entities.
031	Sen. Verger	Asks for clarification regarding the “owner of the third party” statement.
035	Stratton	Responds with a summary of the intent.
041	Chair Shields	Asks if there is any opposition.
043	Hasina Squires	Special Districts Association of Oregon. Answers that there is no opposition.
052	Sen. George	Asks if there is a chance of someone establishing one of these pools that is not a public entity.
055	Stratton	Responds that a private entity could not form an insurance pool.
067	Chair Shields	Closes the public hearing and opens a work session on SB 837.

SB 837 – WORK SESSION

077	Sen. George	MOTION: Moves to ADOPT SB 837-1 amendments dated 3/9/05.
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VOTE: 4-0-1

AYE: In a roll call vote, all members present vote Aye.

EXCUSED: 1 - B. Starr

The motion CARRIES.

084	Chair Shields Sen. George	MOTION: Moves SB 837 to the floor with a DO PASS AS AMENDED recommendation.
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VOTE: 5-0-0

AYE: In a roll call vote, all members present vote Aye.

The motion CARRIES.

SEN. SHIELDS will lead discussion on the floor.

Closes the work session and opens a public hearing on SB 847.

095	Chair Shields
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SB 847 – PUBLIC HEARING

097	Callens	Explains the provisions of the bill.
120	Sen. Margaret Carter	Senate District 22. Presents written testimony (EXHIBIT F) and testifies in support of SB 847.
157	Rep. Gary Hansen	House District 44. Testifies in support of SB 847.
188	Sen. Carter	Speaks to displacement of people within the North/Northeast Portland area.
201	Marge Kafoury	City of Portland. Testifies in support of SB 847.
238	Kevin Feeney	Legislative Intern, Sen. Margaret Carter. Testifies in support of SB 847.
247	Wilch	Presents an information packet consisting of written testimony and a map (EXHIBIT G) and testifies in support of SB 847.
273	Sen. B. Starr	Asks for clarification of the subsidy.
282	Wilch	Reviews the amount and the benefits of stable neighborhoods.
291	Kafoury	Reviews the price cap of the program.
294	Chair Shields	Closes the public hearing and opens a work session on SB 847.

SB 847 – WORK SESSION

307	Sen. George	MOTION: Moves SB 847 to the floor with a DO PASS recommendation and BE REFERRED to the committee on Revenue by prior reference.
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VOTE: 5-0-0

AYE: In a roll call vote, all members present vote Aye.

The motion CARRIES.

325

Chair Shields

Chair Shields

Closes the work session and adjourns the meeting at 4:30 p.m.

EXHIBIT SUMMARY

- A. **SB 636, written testimony, Patricia Schwoch, 1 p**
- B. **SB 425, spreadsheets, Andrew Wilch, 3 pp**
- C. **SB 425, written testimony, Jeffrey Tashman, 1 p**
- D. **SB 837, -1 amendments, staff, 1 p**
- E. **SB 837, written testimony, Frank Stratton, 2 pp**
- F. **SB 847, written testimony, Margaret Carter, 3 pp**
- G. **SB 847, information packet, Andrew Wilch, 3 pp**
- H. **SB 425, written testimony, Michelle Deister, 1 p**