

HOUSE COMMITTEE ON ENVIRONMENT AND ENERGY

March 17, 1997 Hearing Room E

1:00 P.M. Tapes 36 - 37

MEMBERS PRESENT:

Rep. Leslie Lewis, Chair

Rep. Frank Shields, Vice-Chair

Rep. Michael Fahey

Rep. Mike Lehman

Rep. Dennis Luke

Rep. Mark Simmons

Rep. Jim Welsh

STAFF PRESENT:

Pat Zwick, Policy Analyst

Marjorie Taylor, Administrative Support

MEASURE/ISSUES HEARD:

HB 2502 Public Hearing

HB 2641 Public Hearing

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 36, A		
003	Chair Lewis	Calls the meeting to order at 1:06 p.m. and opens the public hearing on HB 2502.
<u>HB 2502 PUBLIC HEARING</u>		
008	Pat Zwick	Policy Analyst, summarizes provisions of the bill.
		State Representative, states that HB 2502 was introduced to increase the use

014	Rep. Johnston	of mediation. Currently the "reasonable time" provision provides no incentive to parties to work on issues since a solution might be found, but then be questioned later by another party. Indicates that 21 days is an adequate period of time for any party to work on issues.
037	Christine Cook	Staff Attorney, 1000 Friends of Oregon. Expresses support for HB 2502. Indicates the 21 day period is plenty of time for an intervener to participate in the land use process. The one concern is that some deadlines in the Land Use Board of Appeals appeals statutes are flexibly enforced which may cause problems with enforcement of the 21 day period. Suggests that an amendment can be written to not allow flexibility of deadlines such as "failure to comply with this deadline is not a technical violation, but would preclude intervention by the party seeking to do so" (EXHIBIT A) .
075	Rep. Johnston	Considers the proposed amendment to be a friendly amendment.
081	Chair Lewis	Suggests that the amendment be drawn up by legislative counsel.
082	Rep. Johnston	Agrees with Rep. Lewis.
093	Chair Lewis	Closes the public hearing on HB 2502 and opens the public hearing on HB 2641.
<u>HB 2641</u> <u>PUBLIC</u> <u>HEARING</u>		
095	Pat Zwick	Policy Analyst, summarizes provisions of the bill.
105	Don Miner	Representative, Oregon Manufactured Housing Association. Explains that the proposed legislation would prohibit local governments from requiring a manufactured home community be larger than a lot size equal to four manufactured homes. Describes the demographic profile of manufactured home owners. States that local governments have imposed minimum acreage requirements that regulate the development of manufactured home communities (EXHIBIT B) .
138	Rep. Luke	Asks if the discussion is about individual units or an entire development.
139	Miner	The entire development must be a certain size.
145	Miner	Explains that most development size standards were adopted in the mid-1980's to prevent the intermixing of manufactured homes with other types of housing. States that the 1993 legislature amended zoning codes so that manufactured homes could be placed on every lot. Indicates that available land has tightened and parcels large enough for a development have been hard to find. Suggests an amendment to the bill which would restrict the provisions to a certain type of manufactured homes.
	Brad	President, Commonwealth Property Management Services Company. Expresses support for HB 2641. Explains that current laws artificially restrict land for the affordable housing market. There are very few parcels of land in

179	Fudge	the urban growth boundaries that can accommodate manufactured home communities. Passage of HB 2641 would encourage equal treatment for all forms of housing.
223	Jeff Payne	Independent developer of manufactured home communities. Expresses support for HB 2641. The on-site home builders have driven the price of large parcels out of the range of manufactured housing.
237	Rep. Luke	Asks how many "stick built" homes will fit on the same area of six manufactured homes.
240	Miner	It depends on the configuration, but the number of stick built single-family dwellings is almost equal to manufactured homes.
247	Rep. Luke	Asks if any of the property is to be for multi-family manufactured homes
250	Miner	Not at this time.
255	Rep. Luke	Asks if any of the homes are more than one story.
256	Miner	No.
260	Rep. Luke	Expresses confusion as to what a mixed housing development would look like. Asks if there would be stick built homes next to manufactured homes.
267	Miner	States that if a stick built homeowner also owns the lot the home is on, a manufactured home may be placed there also. Explains that the bill proposes to place the same number of homes on an acre that is currently allowed by the ordinances.
278	Rep. Luke	Asks if six houses to an acre is considered multi-family housing.
281	Miner	The bill would apply to wherever zoning allows manufactured homes.
285	Rep. Luke	Verifies that all manufactured homes are allowed in the urban growth boundary.
288	Miner	Agrees, but that allowance is for lots where the owner has a home and also owns the land associated with it and leases the land to mobile home parks. Separate zoning for those properties indicates that the manufactured homes are not approved on all lands in single family zones
303	Rep. Luke	Verifies that the people living in the manufactured home might not own the land associated with it.
307	Miner	Answers affirmatively. HB 2641 proposes that the manufactured home dweller will always lease the land under the home.
314	Rep. Fahey	Asks if a homeowner can build manufactured homes on their property.
320	Miner	States that if the lots are owned by the same person, the manufactured homes can be built now.
330	Rep. Fahey	Asks what the definition of affordable is.
		The price of a manufactured home runs from \$26,000 to \$100,000, with an

335	Fudge	average being \$50-\$60,000. Other charges depend on local governments, location, and other amenities.
355	Rep. Fahey	Verifies that for an average house, amenities, and lease costs, the price could run about \$900 per month.
361	Fudge	States that the shortage of land is causing the price to rise. Indicates that many people move into their first home to build equity.
373	Rep. Fahey	Indicates that a proposed 3% property tax limitation might continue to increase charges.
378	Fudge	Indicates that people must buy wisely.
394	Rep. Shields	Asks if the minimum lot size laws were a roadblock for the law allowing manufactured housing on any lands.
406	Miner	Indicates that HB 2641 would create competition in the marketplace and provide choices for home buyers.
412	Rep. Shields	Asks if the restrictions were originally placed to lessen competition.
416	Miner	Answers affirmatively.
420	Rep. Fahey	Asks if there would be building criteria for manufactured homes so that they might equal stick built homes in the neighborhood.
TAPE 37, A		
015	Fudge	States that the cost of land in high-priced neighborhoods is high enough that manufactured homes won't be built there.
023	Rep. Luke	States that the driving cost of a unit is generally the price of land.
040	Chair Lewis	Asks if amendments to HB 2641 are available.
042	Miner	No.
049	Philip Fell	League of Oregon Cities, indicates that the minimum parcel size for manufactured housing allows for design review. Indicates that an amendment should require a minimum 1 acre parcel for a manufactured home park. Agrees with other proposed amendments including limiting the type of manufactured housing.
073	Rep. Luke	Verifies that amendments will be brought forward providing a minimum parcel of one acre and indicating the type of manufactured housing.
076	Fell	States that manufactured housing is already described in statute.
080	Rep. Luke	Asks if the amendment will only establish a minimum parcel of one acre.
081	Fell	The amendment will clarify the types of manufactured housing and establish the one acre minimum.
090	Chair Lewis	Closes the public hearing on HB 2641 and adjourns the meeting at 1:41 p.m.

Submitted By, Reviewed By,

Marjorie Taylor, Pat Zwick,

Administrative Support Policy Analyst

EXHIBIT SUMMARY

A - HB 2502, Written testimony, Christine Cook, 2 pp.

B - HB 2641, Written testimony, Don Miner, 3 pp.