

08-05-26

To: **Whom it may concern**

From: **Charlie Swan**
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Subject: **Affordable housing that really is affordable!!!!!!!!!!!!!!**

My plan could produce 1,000 affordable housing units & save \$250 million in public funds. Sounds too good to be true? My plan can make it work with out any Public funds. Here is how it could go.

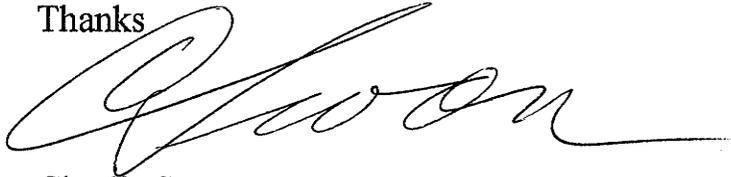
We need the right to construct 10, 100 space singlewide manufactured housing parks on land outside of the UGB on an experimental basis. These 10 projects of 25 acres each could go in AG, Grazing or even Forest Land. **In short they would be permitted in any zone.** The only cost to the public would be waving any & "all-planning fees" connected to these projects. [Note: These projects collectively, would only constitute a tiny part of 1% of the non-urban land in the State of Oregon. A small price to pay.]

Each project would contain: 100 1,152 SF units on individual spaces measuring 40/100+/- each. We would place 16 X 72' 3br 2-ba "Super Good Sense" homes with carport & 10 X 12' storage sheds on each space. The projects would be built to construction standards now prevailing in Oregon. **These units would be owner occupied.** Sale price would be in the \$80,000+/- range for full sheetrock homes with hard wood cabinets & Hardy Plank siding for durability. I believe these well built homes would increase in value over time. Each home would be situated on long-term lease land. [Note: Long term "land lease" financing is available today @ 7.25%+/- with 20/30 year term. Space rent would be in the \$350.00+/- per month range w/C.P.I. ups. Projected total monthly housing cost of \$900/\$950+/- . Rental 3 bd rm apartments generally exceed this amount for rent only with no possibility of recouping any of your investment. Property tax & insurance cost would be off set by the IRS deduction of interest on your own home.

In the event the use of the land changes to anything other than affordable housing the land must revert, broom clean, to its original use.

I request you authorize 10 affordable housing projects, **in any zone**, on an experimental basis.

Thanks

A handwritten signature in black ink, appearing to read "Charlie Swan", with a long horizontal flourish extending to the right.

Charlie Swan
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