

Submitter: Dan Baldridge

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Chair Jama, Vice-Chair Anderson, Members of the Committee,

My name is Dan Baldridge and I live in Brookings, Oregon. I am testifying in favor of SB 611 because the state legislature must roll back the rent increases to a more reasonable level, and protect more people from rent gouging.

I have lived at Tonopah Village since 2003. My wife has lived here since 1994. Rent has gone up 2-3% per year until the new owners, managed by First Commercial Properties, took over. The rent increases in the past were very minimal. It did not greatly impact any tenants at the time. However, with this new management, we are seeing a 14.6% increase in rent this year due to the Oregon law that allows this large annual increase. The owners of our park are taking full advantage of this.

This is a devastating financial burden on many of our neighbors in this park. They cannot afford large increases when they are on fixed incomes. After rent is paid, they barely have enough left over to buy food. Those of us here who can afford it now may not be able to afford it in a few years. We won't be able to sell our homes if needed because no one is going to want to buy a manufactured home on a small piece of dirt with such high rent.

Oregon lawmakers seriously need to see how this impacts tenants and get this law changed now. We love living here at Tonopah Village. It has saddened us to see the negative changes here and to know how the Oregon law is allowing owners of mobile and manufactured home parks to take advantage of their tenants, especially when the vast majority are senior citizens on fixed incomes.

Thank you,
Dan Baldridge