

Submitter: Pamela Thorsch
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3054

Good Morning Senate Committee on Housing and Development,

I'm writing to you today with a request, asking all of you for your support of HB 3054A.

As a homeowner in a manufactured home park in Brookings I experience first hand the exploitation of rents on basically on a postage stamp size piece dirt, which I have done all the planting, improvements and upkeep at my own personal expense.

The landlord of this park sees fit to raise rents annually without cause, yet does not make any efforts to improve the infrastructure of the park. When requests are submitted to meet ADA standards and/or adhere to both State and Federal laws he balks at it. The idea of addressing safety issues is a non-starter with him and continual requests to protect the seniors living in this park with crumbling carport pads, trees that are not maintained and limbs fall in the public space constantly, violations of not maintaining fire extinguishers, mice infestation, mold and mildew in the clubhouse where residents and guests gather. The list goes on. Yet he raises the rent annually, again with no cause.

My monthly income is \$1690 a month, in the past 4 ½ years my lot rent has gone up over \$200 and is currently at \$565 a month. It's very close to the point that I can no longer stay in my home due the greed of the landlord with no justification. the question is where do I go, as I'm being forced out of my home?

I invested my life savings to purchase this home and there is no end to the rising costs of food, gasoline, insurance, medicine. I live under daily stress wondering what I need to cut out in order to reduce my expenses and then faced with unwarranted rent increases annually.

My social security went up 2.5% this year however my lot rent alone has gone up 10%, how does one keep up with it????

Where do other seniors go? How long can this be sustained?

What will happen to seniors in your districts when you find them homeless and on the streets because they've been forced out of their homes because of lot rents. Are you and your fellow senators in the State of Oregon prepared to deal with thousands of homeless seniors on the streets, over taxing the system.

HB3054 is certainly a starting point to help which is why I felt the need to write to you asking for your support.

Please Senators help us to continue to live in our homes and not be forced out. There needs to be balance, integrity and justification behind these rising costs.

Thanking you in advance for your support of HB3054.

Regards,
Pamela

Pamela Thorsch
Brookings, OR 97415