

Testimony of Anne Verger Johnson, Resident of Lakeside Village Manufactured Home Park in Salem Oregon-

Senate Committee on Human Services on March 20, 2017.

Senator Gelser and Members of the Committee,

My name is Anne Johnson and I reside at 3588 Turner Road SE in Salem Oregon. I am the co-owner of a manufactured home at Lakeside Village, a manufactured home park owned by California park owners, Cal-Am Properties. I am here to ask for your support of SB 277.

In late June of 2016, I received a notice that Cal-Am would be doing walk around inspections of our properties. On July 8, 2016, I received another letter from Cal-Am citing violations of their rules and regulations, not ORS 90.630 and 90.632. This latter letter outlined aesthetic improvements that we must make to be in compliance with Lakeside rules and regulations.

Cal-Am's rules and regulations were written in 2007 and there have been no changes in almost a decade. Cal-Am's list of demands to me consisted of aesthetic tasks such as pressure washing my home, trimming trees, removing non-outdoor furniture from my deck, pulling weeds and replacing a step in my home. The letter stated all changes must be completed by August 8th.

In the next month my family and I did the tasks as stated and then some. While completing the tasks we also replaced the outdoor carpeting on the deck and decided to replace the roof. In early August lakeside Village management sent out a letter thanking everyone for their willingness to beautify the park and held a party on site to thank residents.

On August 19, 2016, I received a letter of termination which cited the Oregon Revised Statutes and informed me that if additional tasks were not made in 33 days I would be terminated for violation of the Oregon Revised Statutes. This second list of demands informed me I was in violation of ORS 90.630 if I did not trim my cherry tree which was bearing fruit at the time and remove my storage unit from my driveway. It cited ORS 90.632 for issues such as replacing my wooden deck railing that had been on my home since we purchased it in 2002, stain or paint my back staircase and change my homes trim colors to be a newly approved color of the park. They wanted all homes to be tan or white with various shades of green trim.

Since I had worked at the legislature for over a decade, I was familiar with the statutes and I felt that Cal-Am was egregious in their application. In late August, I placed a call to John VanLandingham whom I had worked with on manufactured home statutes during a 2009 work group on abandonment laws. I also filed a complaint with the Oregon Department of Justice asking that they investigate Cal-Am Properties' eviction notices to residents based on aesthetic.

In mid-September, I received a letter from Kathryn Salyer of Tomasi Salyer Martin attorneys at law representing Cal-Am Properties on the response to the DOJ complaint. Ms. Salyer apologized for the manner in which the process had unfolded and informed me that on a subsequent inspection of my home they had decided my deck railing was in compliance. She also

stated that the residents would be given additional time to complete their listed tasks and that the eviction notices were withdrawn.

Although the eviction notices and the demands from Cal-Am Properties had a huge impact on my family, I was able to comply with their list of aesthetic improvements. I decided to move forward and reach out to Senator Roblan regarding Cal-Am's demand letters and shared the emotional effects on my neighbors, many who are elderly and lived in the park for many years. When the August eviction notices were sent out to residents, Salem was experiencing a heat wave. Residents were told to remove their window air conditioning units during a month the weather averaged 101-104 degrees. Many of the homeowners strapped themselves financially trying to complete their list in the 33-day time frame given by Cal-Am.

It became apparent that Cal-Am took advantage of the definition of "disrepair and deterioration." The vague definition left it open for the owners to cite aesthetic concerns as disrepair and deterioration. If Cal-Am had truly followed the correct process they would look to their own rules and regulations to cite beautification of the park project and not the ORS for aesthetic issues such as the paint color on trim or the weeding of garden beds.

Manufactured Home Parks are unique in that the home owners own their homes and rent the property. Eviction does not mean packing your belongings and leaving for manufactured home owners but rather it can mean moving or dismantling your home. It is an issue all home owners take seriously. Please protect manufactured home owners so that the threat of eviction will be in not paying rent or from repeated violations and not because the trim on your home is not green or your hedge needs pruning. Please support the defining of "disrepair and deterioration" in the Oregon Revised Statutes as well as the extended time for home owners to make improvements when needed.

I urge your support SB 277 to add a much needed definition to "disrepair and deterioration" to the statutes and will extend the time allowed to tenants for improvements to be made prior to being evicted.

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Thank you for the opportunity to share my story.

Anne Verger Johnson
Lakeside Village Resident