

June 21, 2024
State Representative Courtney Neron
State House District 25

I am deeply concerned about the alarming rise in the cost of renting a lot in our manufactured home community, as well as throughout Oregon. Within the past few years, the cost of housing has skyrocketed, outpacing both Social Security and wage increases. Housing insecurity is constant and gets worse every year when the space rent goes up substantially in Cal Am Corporation properties. The situation has led to a growing number of seniors and families facing severe financial strain, eviction, and even homelessness. Every year, many residents who can no longer afford the rent must make a choice of 1) move out and face the loss of investment in their home if they cannot sell quick enough, or 2) take in roommates.


Over the last three years, the Cal Am space rent in the King Village Manufactured Home Community has increased \$275 or 30.3%. As of 6/1/24, the space rent went from \$1,088 to \$1,183. At this current rate, our lot rent will be \$1,821 in five years and \$2,802 in ten years.

The forecasted 9-10 percent rise in annual space rent is making it increasingly impossible for a growing number of my neighbors to be able to stay and afford to live in their homes. It is also becoming more difficult to sell our homes due to potential buyers seeing the lot rent increase trends.

Manufactured home communities are the last affordable option for so many. I am asking the State of Oregon to enact legislation to control exorbitant increases and address our situation of owning and maintaining our homes on a small space of rented land.

Sincerely,

Signature:

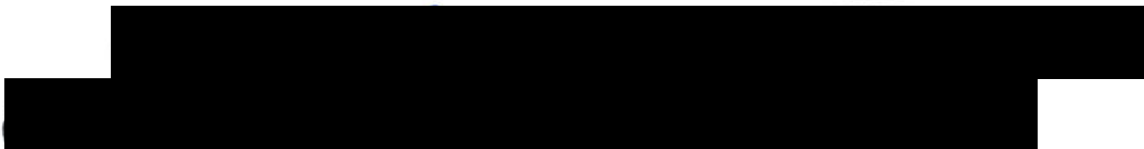


Printed Name:

Nadia Lacanias

Address:

Community:



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Sincerely,

Signature: Isaac G

Printed Name: ISAAC GUTIERREZ

Address: 

Community: 

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State House District 25

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Sincerely,

Signature:

Brooke Britt

Printed Name:

Brooke Britt

Address:

[Redacted Address]

Community:

[Redacted Community]

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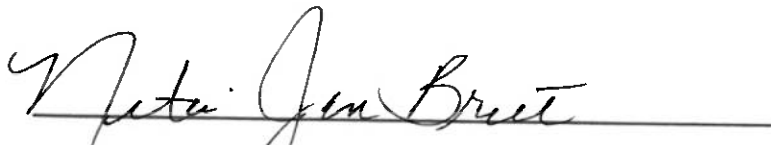
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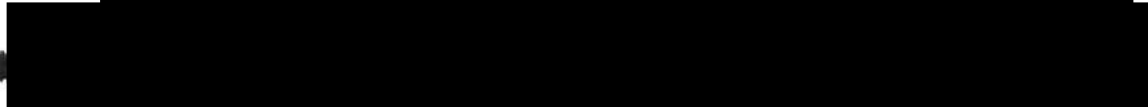
Printed Name:

Nita Jan Britt

Address:



Community:



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State House District 26

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Sincerely,

Signature:



Printed Name:

MARIANNE HALVORSEN

Address:

Community:

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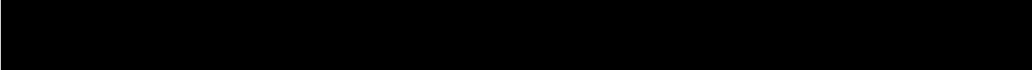
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Sincerely,

Signature: Larera B

Printed Name: Larera Botello

Address: 

Community: 

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Sincerely,

Signature:

GBM

Printed Name:

Gabriel Buenrostro Muñoz

Address:

[REDACTED]

Community:

[REDACTED]

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Over the last three years, the Cal Am space rent in the King Village Manufactured Home Community increased \$275, or 30.3%. As of 6/1/2024 the space rent went from \$1088 to \$1183. At this rate, our rent will be \$1821 in five years and \$2802 in ten years.

The forecasted 9 to 10 percent annual space rent increase is making it increasingly impossible for a growing number of my neighbors to be able to afford to live in their homes. It is also becoming more difficult to sell our homes due to potential buyers seeing what the current rent is, and what it will become with this annual space rent increase.

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Sincerely,

Signature: Natylie Baldwin

Print Name: Natylie Baldwin

Address:

City, State, Zip Code:

Community:

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Sincerely,

Signature:



Printed Name:

ZEB MARCUS

Address:



Community:



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Signature:



Printed Name:



Address:



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Sincerely,

Signature:

Michelle M. Rodriguez

Printed Name:

Michelle M. Rodriguez

Address:

[REDACTED]

Community:

[REDACTED]

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Sincerely,

Signature:



Printed Name:

Gilcior Chavez

Address:

[Redacted address]

Community:

[Redacted community name]

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Signature:



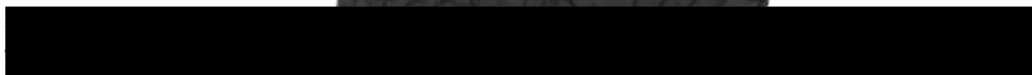
Delia Flores

Printed Name:

Address:



Community:



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State House District 26

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Sincerely,

Signature:

Moises Olivas

Printed Name:

MOISES OLIVAS

Address:

[REDACTED]

Community:

[REDACTED]

June 17, 2024

Representative Courtney Neron

State Representative, House District 26

I am deeply concerned about the alarming rise in the cost of renting a lot in our manufactured home communities in our area as well as throughout Oregon. Within the last few years, the cost of housing has skyrocketed outpacing Social Security increases and wage income. Housing insecurity occurs every year when the space rent goes up substantially in Cal Am Corporation properties. The situation has led to a growing number of seniors and families facing eviction, homelessness and severe financial strain. Every year, many residents who can no longer afford the rent must move out (and face loss of their investment to the property owner if they cannot sell quickly); others take in a roommate.

The present rent cap of 10% as set by our governor is not sustainable with our incoming monthly finances. The Eldorado present rent is \$1,187.00 per month. Additional charges for water and sewer (sewer every other month) in the amount of \$140.67 pushes this amount to almost \$1,400. Given these increases in the next few years at this continuing 10% increase will cause more of us to lose our homes. It is also becoming more difficult to sell our homes due to potential buyers seeing what the rent is and what it will become with these annual increases.

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Sincerely,

Signature EN Neron

Address _____

Community _____

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Sincerely,

Signature Diana W. Ruined

Address

Community

June 17, 2024

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State Representative, House District 26

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Sincerely, *Peggy Koster*

Signature *Peggy Koster*

Address

Community