

Submitter: Barbara Lam

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I am a senior citizen and live at Twin Cedars Mobile Home Park in Lebanon, OR. At the time we moved there in 2003, Twin Cedars was among the best Mobile Home Parks in the Lebanon area, and was among the cheapest space rent. Homes that were well kept sold very quickly.

One of the things needed is the understanding that the space rent we pay only pays for the square of "dirt" that our home sits on and maintenance of the common areas. Unlike apartment living, the landlord is responsible for a broken water pipe, refrigerator, or stove replacement, etc. We are responsible for EVERYTHING in our home, including personal property taxes on our home.

Seniors move into Mobile Home Parks because they are affordable. Our park was previously owned by an individual, but after he passed away their children sold the park to a national company, Legacy. Legacy advertises affordable housing for seniors. But because of lack of rent control, our space rent now goes up 10% per year (which compounds yearly). It doesn't take a math wizard to understand that since social security goes up 3.2% average, our income cannot possibly keep up with rising costs.

In addition, move in space rent has gone up from just over \$800 in 2004 to almost \$1300 this year. As a small suburban town, we cannot handle these costs and we have many units that are for sale that no one will buy. They come to look and when they hear the move in space rent they turn away because they don't want or cannot afford the cost. When we need to move to assisted living, or a spouse passes away and we can no longer afford the space rent we are stuck in our situation.

Personally, I have a spouse and our combined income allows us to currently afford the rent here. But if my spouse passes away, my income will go down to where I will have a very difficult time being able to pay the rising yearly costs. My children don't have the capability of taking me in, so what will my options be then? I should be able to have the confidence that I can stay in my home without worrying about losing it. I have focused on my personal situation, but research shows that this is a national problem, not only a local one. I encourage you to consider taking care of the seniors in our country and giving us peace of mind by taking action to protect all of us.

Sincerely,  
Barbara Lam