

"Rent Increases. Comments"

Comments (optional)

It affects my ability to live, provide for necessities.

Right now I am able to absorb them, but with the additional cost of home owners insurance and repair and maintenance expenses, I am afraid I will not be able to afford my home.

My park has not increased my rent as much as they could have. My understanding is that they are trying to make each space pay the same amount. Whether they have a single wide on a small lot, or a double wide on a larger lot. I have a double wide on a large lot. I feel this is amoral. Future increases are guaranteed to be the full 10% per year, DOUBLING in 7 years time. Greedy bastards!

Right now I'm ok, but the older I get, the more of a concern it will be.

Monthly rent increases have an affect on your ability to sell your home. While home prices have increased the person buying needs to qualify to be in the mobile home park, so as the number of people become fewer you are unable to sell. Being able to qualify for a \$250 000 home and pay \$1000/month rent bill makes selling difficult. Yes, the owner will get his increase and your home becomes an anchor.

I selling impact ability to sell. Residents using 60% of income for rent.

Extremely effect my ability to stay here

Seniors on a fixed income that only goes so far.

They effect the entire family and extended family as we're unable to help our elderly family like we could

It has really eaten into my budget. I've lived in my park for 10 years now and my space rent has almost doubled. I will be forced to work until I'm 70 and then I'll most likely have to sell and move as there will be no way to afford it on social security.

The increases are beyond what my raises are.

Rent increases have caused major issues with bills. I have had to choose between a lower buget for groceries and rent. If it continues to rise, I will not be able to afford childcare for my toddler.

Worried about high rent affecting selling price and worried about being able to afford it.

Not able to afford food and other bills

Extreme financial stress

We have very caring in Miller Estates in Central Point. They have kept all increases at 3% or less in 12 years we have lived here, although they didn't have to. They have been pressured by the property management company to increase them, but haven't.

bills going up, but more money is NOT coming in. Economic hardship!

I am 70 and will have to continue to work as long as I can, my SS doesn't cover these increases in rent

Affect my life I have to work more to pay rent now and they are not going to stop increasing rent so affect me now and future having to work extra

When cost of living Rises, quality of living lowers

When you are on Social Security Limited income only it makes a big difference and increases. If you have a part-time job, it helps supplement some of your income, but then one day you won't be able to work part time anymore and all you have is Social Security. It's gonna be really tight and you're gonna have to come back on other expenses like food Insurance to cover your home etc

Unless social security increases cover the future rent increases, I will have to take on a roommate, or sell and move into a bedroom somewhere else. If there was a corresponding increase in amenities or infrastructure repairs and improvements, it would be easier to swallow. However, years and years of delayed maintenance has left the water and sewer systems in the park, as well as fire hydrants and landscape plumbing in need of serious repairs. In the past four years, they have averaged 6 emergency water shutoffs, some lasting more than 8 hours. When they turn it back on, the weak links sustain damage, cross contamination of back flow prevention devices, resulting in muddy water filling sinks, washing machines, water heaters and ice makers with mud.

In addition to rent increases there have distinctly fewer maintenance services provided.

Our livability is being compromised by the insistence of management to live according to their conditions in spite of their neglect to foster affordable living at a reasonable cost.

Need to be geared towards low income folks.

Income does not increase but continued high rent increases makes it difficult to pay other expenses.

Mobile home parks that are 55 plus , usually have the most vulnerable population: people on a fixed income , and as we know , social security increase don't go up enough as it is to fight inflation etc .

Space rent is almost as much as going rate for apt in the area. Space is much smaller then my neighbors who pay the same and when they renovate the park, we have lost lot Space because they don't specify what our lot is. Had to do extensive research so that I could retain the 30 ft across promised to me by previous legislation. Constant fear of retaliation if we speak up

I will need to continue to work in effort to pay land rent and this is the only "affordable" living in the Oregon coast

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We made a substantial investment to purchase a manufactured home in a park where we pay monthly lot rent, shared community water and sewer costs. We have no opportunity to benefit from minimizing water and sewer use. Land owner CalAm Properties receives substantial lot rent and additionally divides all water and sewer use charges between residents, so that residents absorb the cost of landscape watering and swimming pool. The ten percent annual rent raises make living here unsustainable. We rely on Social Security for almost all of our monthly income. Cost of living increases are likely to be about two percent per year and are never ten percent per year. We were under duress from looming medical need and increased care needs, and chose this location to be near a daughter who could with my husband's rapidly advancing terminal illness. It so far reflects a costly mistake.

I am a homeowner and only rent the lot. The rent increase for apartments or rental homes is different. Eldorado and mobile home parks, should be limited to a 2 percent rent increase. Home repairs, exterior or interior are not included in the rent here like they are in other types of rental properties. We should be classified differently.

Even at this point, a 2-3% increase per year will make it untenable. The way the laws are written allowing owners such as CalAm to pass on all services, sewer, water, trash, it has become a cash cow for them with no signs of slowing down. Approximately 62% of my income is going to what I must pay them every month. Only when it tips the scales of economics and they can no longer get tenants will they change. They'll squeeze all of us out and sell the properties to build expensive homes at that point. But for now, it's crushing those of us in here currently, with no out or anywhere to turn.

This pace of rent space increase is unsustainable for two retirees living on SS

Rent is difficult with a fixed income.

Worried about our neighbors not being able to continue to live in their homes, afford to pay bills other than rent, purchase groceries or afford to pay for medical bills or medications.

I'm ok but there are many here looking for second jobs to help. Not good when you qualified to live here 20 years ago and your spouse dies and you lose half your income. This is a 55 and older park. Very upsetting at the increases. My rent was about \$720 a month when I moved in nine years ago. With our water leaks and problems with water expense it can be painful. We pay ALL utilities but water and sewer are outrageous. I had a stick built home in Sherwood and tualatin and they never were as bad as here. No individual meters so one person pays the same water bill as somebody with three. Several people are getting roommates, just to survive.

I have two jobs now to survive, I am 70 years old. Every year rent goes up, the amount compounding

We are considered 'lucky' in that our owners have kept the increases lower, but our concern is if they ever sell, most in our community, cannot afford \$1000. a month rent, which is what other parks around us are charging. Corporations buy them out, then increase the rent, exponentially.

rules changes without resident agreement: new buyers must prove they have 3 times the income as the monthly space charges - which keep going up every year, more than 10%

My rent was higher than advertised when I signed my contract.

Please stop these rent increases

I live alone. My social security payments barely cover the cost to live here as it is. I'll most likely have to find a roommate to make ends meet.

I have a fixed income

We have a 25 year lease with a fixed 3% annual rent increase

The owner of my marina is not sharing his annual 10% increase with cost of living raises with his employees. Nor has maintenance of the marina improved proportionate. These increases have just resulted in the owners taking more vacations and an attitude if we don't like it we can move. The main problem is there is no place to move my home and sales have been affected as potential buyers have learned about escalating rents.

If rent increases continue at this rate it will become a big problem soon for me. I am on fixed income (SS plus modest work pension and a little savings) and already beginning to qualify for limited financial assistance as of this year. My neighbor on a single tiny disability pension is paying 70% of her income now for rent and is prohibited by outdated and punitive laws from doing what little she is able to do to earn anything more to supplement or will lose her disability. People like this are in crisis now with no resources other than their houses, which will not sell for enough to support them for long, and they are understandably terrified.

I am 73 yo and have worked my whole life. After retiring at 70 due to a chronic neck and shoulder injury from my earlier years. I realized I had to work at least part time to supplement my SS. Especially now with the constant RENT INCREASES. ...I moved in here because it was affordable at the time. I had no idea the rent would increase so high and that only happened after Legacy bought the park. High rent increases is due to the new corporate owners. They don't care about the elderly, they are greedy. Please please something has to be done. We will all be homeless soon.

Our SS increase does not even come close to the increase in our rent. We cannot continue to go on like this with the 10% increases!! Everyone will end up homeless or having to live with family members if they can.

Pulling overtime to cover bills.

Own don't rent are you talking about moorage fees?

Increase not bad this year, but last 4 years was excessive, by over \$200. We own our homes but have to pay rent on top of what we pay or paid for the home. Selling these homes is difficult, so we have little flexibility when costs get too high.

my rent will go up in Jan

Fixed income from social security does not keep pace with increasing prices

I have to get assistance to pay bills and buy food, but don't know how much longer that will be available

I doubt that costs have gone up for the owner of the marina as much as the increase in rents times the number of residents and boat owners. Plus, it is excessive for the rents to raise every year. Our income rates do not raise this much to compensate for this much rent increase year after year,

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Paying property taxes and Home Insurance and having a 10 % rent increase every year has me very concerned. I may not be able to stay here and this was supposed to be my forever home.

If rent continues to increase by 10% a month every year, next year we will be paying over \$1000/mo just for space rent. That is almost half our income.

At the moment we are okay (not great), however in the soon-to-be future at this rate we will "struggle to pay other bills," "have difficulty affording food," and be hard/"unable to sell my home." At that time I presume we will lose our home, and go where? BTW we are on Social Security only.

They wanted to raise my rent one month after I moved in. But they got through to him that they could not do that

Couldn't the owner skip a year? Granted her payout for taxes, utilities, maintenance and manager salaries need to be met. I would love to see a profit and loss statement to justify the yearly increase.

Nice park but can't afford rent increases

Why are they allowed an increase of 10% each year, while they do nothing for the park residents

needs to keep yard up

While rents have gone up significantly since I moved in, our park continues to deteriorate and the owners don't fix the most remedial issues, not to mention the things promised in the past (upgrading clubhouse bathroom to be ADA compliant, etc.). It's just greed, pure and simple, with no effort to improve the tenants' living conditions.

When I moved in here I thought I'd be here the rest of my life but now it seems impossible

I'm one of the younger people in the community and others are older and having more problems

We have lived in this park for less than 10 years and have had 10 rent increases yet they do not maintain the property in a reasonable manner

We need a COLA cap on space rents. People are losing their places due to greedy owners and Property management companies.

Every single year the rent goes up at least \$50 and it's getting harder because Social Security does not

The park owners have previously not cooperated or cared about anything at all. They were rude, obnoxious and ignored us. We had no way of communicating with them whatsoever. With new regulations they are at least replying back to our park manager, but the rent increases are unbearable which leaves us with no income for incidentals, medications, groceries or other. It has been a huge disability for us a burden to everyone I know. And I DO have a big question. If we do NOT own the property, then why should we pay the property taxes instead of them paying their own ppty taxes?

The annual COLA does not keep up with annual rental increases of 10% which becomes an everrising amount as its 10% of a larger number (ex 10% of \$400 vs 10% of \$700). At some point I'll be forced out and where do I go?

When does it end?!!!

I can afford the current rent, but if it increases at the 10% per year I WILL HAVE TROUBLE IN THE NEAR FUTURE PAYING FOR RENT, MORTGAGE, FOOD, INSURANCES. AND IT WOULD BE NEARLY IMPOSSIBLE TO SELL BECAUSE NOBODY ELSE WILL BE ABLE TO AFFORD THE HIGHER RENT.

Unable to understand Oregon's increases with no bases or reasons partially for Senior Citizens

Rent is difficult for seniors on a fixed income

Due to physical issues I cannot work (plus people my age don't usually get hired). My Social Security does not keep pace with my rent. My Park (cal-am's Eldorado villas) is a 55+ so it's not like they aren't aware of COLA not keeping pace but they don't give a f**k . Eventually I will not have the wherewithal to keep up and, with no family here, I will either be forced to leave the state (and go where?) or be houseless. It's no way to live in fear.

The problem right now a lot of bills are being raised between \$40+ not just rent making it hard to keep up with wages not a possibility if you are just on Social Security

Not cost effective 2nd home

Both myself and my husband have gone back to work and we are both over 70. Both of us are in poor health due to aging.

It is reasonable for owners to make a profit however the cost of housing for those on fixed incomes is closer to providing a utility service as opposed to an investment vehicle. Consideration for reasonable profit while covering costs should reflect inflation but not taking of generous investment returns which are beyond other investments such as money markets, etc.

This issue is causing anxiety.

we cannot afford a 10% increase every year, will will be homeless if this does not stop

Rent increases of 10% per year are untenable for fixed income folks

I feel the current law allowing the owners to increase to the maximum is a hardship to me and other Senior citizens. The appear to take advantage of our park without caring about we the people who need a roof over our heads. The way the current economy is going, we all share this concern. Please change the current law for us.

Disabled not able to have a job

Retiring on a fixed income and continued high increases in space rent for a home we own (and already pay property tax and high insurance on) is a no win situation. We could be forced to move if space rent becomes unfeasible. High park space rent will impede the sale of our home. We have seen numerous recent examples of residents wanting to sell their homes in our park, but they can't find buyers because of the excessively high space rent increase. Space rent needs to stay manageable for people on fixed incomes to remain in their homes.

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Fear I will have to move.

When my husband dies I don't know what I will do about the rising rent cost. I have no children to take care of me.

it's sad to see people have to move out because of the high rent increases

Every time the space rent goes up, the value of my home goes down. As it is right now buyers stay away from our park due to the extra high space rent. I will be homeless when I am no longer able to work.

Why should the owners death cause a price increase?

I hear that selling homes in this park will be rough ever since new owners took over

I've lived in this park 6 months, my rents was raised when I moved in and again within 6 months. This corporate greed is offensive. Rents should only increase based on cost increases, especially in parks where a lot of residents are on fixed income.

At some point people here may not be able to stay because of rent increases

10% is unreasonable at my current rent. Five years ago the increase was \$55 or \$60. Now it's almost \$100 a month

Currently, park neighbors have had their homes on the market for about a year (one going on and off the market and back on again). Understand that other conditions may influence sale, but lot rent is certainly a significant factor for people on a fixed income who might be paying a mortgage as well as lot rent thus it might negatively impact the sense of affordable housing.

We need help staying in our homes. It's a frightening to think in sunset years and not be able to afford to stay where you live.

Rent was much less than \$300 when We first moved in.

Please , please stop the increase

Please , please stop the increase

2 people 2 incomes in my household. If only 1 person my answers would be different

We don't go out to eat much anymore

Rent isn't the ONLY cost increase.

Luckily I was grandfathered in at my lower rate. But I will be unable to sell my home as I planned as new owners don't want to pay a mortgage and the huge lot rent they would have to assume.

I'm 72, a widow and Would like to retire, but with the choices of housing and what rent costs are. They are just going up every year . And I not sure how long I can keep up with it all on just a fixed income.

with continued 10% increase on an increasing rent amount it is becoming too much and I only pay for the land my house sits on--owner makes no improvements on the property and there are absolutely no amenities. We fight to get landscaping maintenance (tree trimming, tree removal, etc) on areas that are strictly the park owners responsibility, not the land my house sits on.

I pray that something is done about these high increases in rent. So many people in my park live on Social Security and are struggling. They are so afraid that they are going to be out on the street and homeless. We all need to be able to live and not worry in our older years about food, medication or paying rent. IT NEEDS TO STOP!!!

Demaneing attitude. From management because rent increase really bites budget

Since corporation purchased park rent has increased and services amenities have decreased. Mail delivery removed causing additional expense, trash service stopped causing physical hardship to get to dumpster vegetation removal under deck stopped deck maintenance stopped

We don't have any amenities here. All other parks have clubhouse, green area, and pool. Our rent goes up \$25 a year so far. Worried it could get out of control. It's ridiculous to keep raising it. Nothing has been changed, added or improved. Why can't the landlords lock in our rent amount and have some compassion for us? This park has all older population of people on low fixed incomes. We live in a small, 1972 mobile home because that's all we could afford.

A nearby mobile home park was sold to a corporation and rents increased tremendously. I know it could easily happen at the park in which I live, as the owner (a California resident) is disconnected from the residents of his park here in Oregon.

My fear is that if our current owners would sell, we would not have the protection we now enjoy. If my spouse were to pass, it may not be affordable

Grocery prices are in the news; rent increases are annual; I am on a fixed income.

I think that the state should buy out all the parks under eminent domain laws. Bonds would pay for themselves. Doesn't really matter how much it costs, as the rents would still be collected and sent toward bonds. After bonds are satisfied, park improvement could be prioritized.

There is no end to rent increases and social security does not keep up

At the rate our manufactured home park rent currently goes up every year, when something happens to my husband or myself, we won't be able stay in our home! THEN where we go??? It's a very scary situation!

Further issue are surcharges for fire and police that are added to our rent. They amount to an extra burden each month of \$79

Several neighbors on fixed income are concerned they are becoming a financial burden on their children

Many residents in my park have been forced to move out in the past couple of years due to rent increases.

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Expect new owners to increase rent 10% every year.

I am okay now but can not continue to afford the maximum each year.

I have concerns for annual increases eventually putting me at a level I cannot continue to afford - yet I can't afford to live elsewhere; new people moving into our park after it sold 3 years ago were charged double what I was paying at the time & "grandfathered" in by already being a resident at the time of the sale. If they are paying the annual increase % that I am, then they will be priced out of affordability in short order.

The removal of trees that are a liability to my home, ie: falling on my house or leased lot.. The Park Owners/Management Company need to be responsible for the cost. Not only do I pay my lease rent and property taxes, I also am paying for the removal of trees and keeping up the landscape that was already in place. The Park Owners/Management Co. is making all the profit at my expense which in turns increase the value of their property. If you rent an apartment/home the landlord or Management Company generally takes care of the landscape, necessary maintenance & any water features that exist on the property. Something is wrong with this picture.

everyone should be able to afford their rent with limited income

The homes here are mostly 50 years old. Rent that is almost \$1200 per month with no utilities included, that would be a \$120 increase this year making it over \$1300. If that happens every year the homes will be worthless because people could eventually pay a house payment vs. here. We moved here to retire a little early which will be difficult with continual rent increases.

I'm 79 and disabled, my space rent takes about half my SS check each month. I have a lot of doctor bills on top of electric, auto insurance, etc. makes food and gas very limited and no money for birthdays or events.

We are owned by a financial investment group out of So. Cal. minimum 4% per year or the COLA, whichever is greater. We get no maintenance on the grounds, no repair of anything even the areas where they have to keep up according to ORS 90. They don't fine residents that do not keep up their space. So it ends up being a garbage pile and we are unable to sell our homes if we wanted to. And it doesn't help that the new people's rent is \$950 mo. for now.

I just think that the doubling of my rent is unfair.

I am 69 and my rent, food, property taxes, homeowners insurance.... Prevents me to retire.

The exploitation of Manufactured Home owners must stop. It is not an apartment, it is a home and new rules need to apply. Current legislation governing Manufacture home lags the necessity of mobility. Manufactured homes are not trailers.

Currently cutting costs wherever I can. I get SNAP benefits, but utility assistance.

High rent is hard on all the old folks living here.

I live on a fixed income and by the rent going up every year I will not be able to afford my home and I have no where else to go.

Park rent will force me to move.

To many become hostages

I am concerned it will never stop and I will be paying 900 to 1000 a month within the next 3 years. This constant increase is causing people to move

Just greed that landlords raises rent every year. And it is a real shame that our State government didn't take the senior parks into consideration when they passed that 10 percent increase law. It's not like we all have the ability to earn more by working. If they are so concerned about the homeless situation they should reconsider this ridiculous law and be more mindful of the ones paying and not just the landlords. At least for senior parks they should change the law so it can only be raised a specific amount every 2 or 3 years so that Seniors can continue to afford the space rent. Not ALL seniors are well off

Most concerned about park being sold out from under me with no significant recompense

Need the rent for seniors capped at 3 to 5% a year.

Rent increases continue to go higher than Soc Sec increases, which for most residents are their income. In addition, property taxes in Oregon seem extremely high for manufactured homes in parks.

the rent is too high.

Now that Trump has returned, the picture could turn dark in a hurry!

I think the bigger concern regarding rent increases will be and is affordability for those on fixed incomes such as social security. Many of my neighbors retired years ago, have lost their spouse and must survive on the limited COLA increases of Social Security. Double digit rent increases are especially hard for them to absorb. The affordability of our homes becomes very difficult even if you own the Manufactured Home. The choices become; do I take medications as directed, do I buy food, do I heat or cool my home, do I use lights, can I put gas in the car, can I afford a bus pass. There are no easy answers and it seems now most MHC's are owned by corporations or REITs where making a certain profit margin becomes a priority. Many communities do not have safeguards beyond the state statutes to protect them should the owners of their MHC's decide to sell or turn the property over to developers for other types of housing. We used to have a Landlord/Tenant Coalition that at least brought Landlords and Tenants to the table to discuss issues and concerns. I would love to see that return.

As I look around at my park which was quite lovely when I bought my home here, I wonder what I am getting for my rent money. The grounds are not being kept as nice as they were when I moved here. Our clubhouse is not as clean as it should be, especially the bathrooms and the management is difficult to work with. That is the responsibility of the owner to improve management.

What are the chances of getting property taxes state wide to be barred from increases after age 65?

Rent has a direct impact on the value of my home. Without rent controls, the value will either remain constant or go down because there is a lack of open slip spaces on the Columbia and the cost of moving is disproportionate.

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Comments (optional)

Many people live only on social security and are having to move

Why are we having rent increases that are much larger than Social Security increases!!!!

We cut back on everything when rent goes up. Our rent was \$250.00 when we moved in.

Rent has almost doubled in the past 20 years on a fixed income.

They raise rent every single year and now we split the water bill between 65 other mobile homes.

The management raises rates and people pay or leave. If on a set social security or income payment cannot afford to stay. Several homes on sale now. Many are for long term.

I move into, the park 37 years ago, rent was \$110 now it is \$695 and will go up, every year without fail, and now we are having to pay all increases to the water bill and they are not deducted from the rent. The park shut off the outside water used for irrigation and all outside stuff, and now charged us if we use more water then before they stopped providing this water. Ors 90. 570 we have not been give 60 days notice what we are charged extra on the water bill that is not deducted, we are not going to be able to keep this up for to many more years. so our bills go up, but our income does not.

Was told when I moved in that rent only increased from 5 to 10 per year. That is no longer true. The past 2 years rent has increased \$40.00 per month. I am on a fixed income and this creates issues for me and others.

If we are paying a fee for the land our home is on ...is that considered rent.

10% is to high. Does the landlords taxes go up 10% each year..

When I purchased my Single Wide Home in 2016 the Space Fee was \$450/Mo.. That didn't change until 2018 when the park was sold. The new owner started raising the fee every year by the maximum allowable by law, and now the space fee is \$760/Mo. The space fee covers Water, Trash and Sewer utilities. There is a laundry room with washers and dryers but no other items that might benefit tenants, like other parks provide, such as a community center, exercise rooms or swimming pool.

Also, when selling homes in this park, a "Storage Fee" is charged until the unit sells. Seems there is no "fixed" amount as units are charged the actual rent amount or up to \$200 higher.

Our new landlord raised rent 12% when he took over. This was previous allowed percentage. Landlords 2nd year here he raised it 10% which is the current rate. Next year, his 3rd year he is raising it 9%. Not many seniors can handle these type of yearly increases. I've only lived here 2 years. I can't keep paying these increases along with the numerous expenses of repairing these money pits we call mobile/manufactured homes.

I guess I'm lucky

Senior parks are better kept than family parks, less noise, no teenagers pranks or damage to park, no children noise or annoyances - all benefit both residents and owners. Residents should be valued and considered an asset. Seniors are on fixed incomes in most cases and can't afford an increase in rent of ore than \$30 because most rely on Social Security as their only income at this stage in their lives because of scaling down and unfortunate life events depleting their retirement plans. An increase of 10% (which is the new legal yearly increase limit) is disproportionate to an increase in Social Security benefits for most seniors, especially those who are longtime residents. Maybe a lower increase in rent, if it is really appropriate to increase the rent every year, for longtime residents would be more appropriate an humane. In my case there were some years when I first moved here when the rent was not increased every year.

As a 76 yrs of age hiv+ disabled veteran with only SS & Veterans benefits of only \$1380 per month, rent increases at the current rate will be unsustainable in just 2-3 yrs.

Increased annual rent percentage rates supersedes annual Social Security COLA by nearly 5x. Ex. Year 2025 increases....10% for rent, 2.25% for Social Security. Impossible to continue to live in my home with these percentage amounts annually.

Right now my soc sec covers my bills

These get rich tactics of huge companies has to be brought under control.

We moved here with the idea of staying until we pass on. At this rate we won't be able too!

Years ago my neighbor and I walked to every unit in our park and received a signature from everyone asking that the rent increase be held to the COLA and we sent in registered requests at our own expense. Of course we are old, worthless and ignored. Thank goodness we still preserve natural habitats. I would like to recommend a moratorium on the sale of any property that would displace a senior citizen.

Because we are on fixed incomes our rent is getting out of control.

Our income is going down instead of up every year so we can not afford increases. We will end up having to move to a park where the rent is cheaper. There are other parks that are less expensive and still nice!!

These rent increases are a huge burden. Most of us here have fixed incomes (55+ community).

If increase continues it will cause me to sell.

Everything has been rising, making it difficult to balance our monthly living expenses to stay in our home longterm

I'm living on social security which doesn't keep up with actual cost of living.

rent increase 740 TO 865 SS increase not keeping up with medical insurance increases

Social Security only allows a maximum income from my 401K before taxing me \$1.00 for every \$2.00 I take from my retirement account. This tax which started in 1983 is unfair to the majority of seniors. My combined annual income allowed, which is SSI and 401K is approximately \$37K per year. I would like to be able to increase my 401K distribution to help with Rent, Insurance, and home maintenance. In 4 years my space rent has increased from \$600/monthly to \$845/monthly.

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We are ok now, but when I die my husband will be in a very difficult position without my income. Potential social security cuts would exacerbate the situation.

It's easy to see a time when the two circumstances above occur almost simultaneously and believe us when we say it's terrifying. Our rent has increased twice since we moved in.

10% increase is forcing seniors out of our park before they want to move, plus they are losing money on their home value with so many homes for sale. As the board president in our community, it is heartbreaking to watch.

Our rent will be going up again by \$45 a month starting in March 2025

Buying one of these homes was intentional because a fixed income. My parents also bought in my park. They have even more difficulty financially. I work but the rent increases are crazy. I understand it's likely but 5 years ago I paid \$765 now \$1163

Rent keeps going up and amenities are staying the same or decreasing.

many good neighbors forced to sell. Rent increases take all soc sec.

The owners have made it clear they intend to charge as much rent as they can and that they will continue to increase Rent the maximum amount... it's a business decision. I may have to give up my pets because I can't afford their care or food, losing companionship. I am losing my community because elderly on a fixed income can't absorb the increases. I can no longer afford the fuel to drive to see my family. I may have to sell my home, but the rent elsewhere is also increasing, so where am I going to live? There are rules about renting to others in our park, so I can't rent a room out to absorb the increase. It is actually very discouraging.

In addition to the above, it affects my ability to afford to keep and care for pets, ability to afford to maintain my home (and yard per management requirements), ability to meet insurance deductibles for medication and health care, ability to maintain vehicles, and afford the cost of Homeowners Insurance increases. I am sure there is more. That's just off the top of my head

Working till 75 at this point, with a small 2nd job

this type of rent increases is unfair. unlike apartment renters if they rent go up they have the choice to move where if my park rent go up and I could not afford it I would have to move my house and this would cost 10 of thousand of dollars this I could not afford this as well . the park do not pay for the up keep of my home unlike an apartment owner and this park do not even keep up the yards around my home on they land I do I feel they are abusing the ordinate that is use for apartment owner to help them with the up keep of the apartment when a renter destroy the property or the ware and tear of life in apartment living

Although our "lot" rent is very high the company requires us to replace things like retaining walls built many years ago out of railway ties that rotted. The wall is necessary to control erosion. I had a lawyer write them a letter saying it was their responsibility and they didn't even have the courtesy to reply.

I have always feared growing old alone in a hospital-like environment. This community allows me and other seniors to instead form a family of friends to celebrate our lives.

Retired and disabled on a fixed income. The management is bound and determined to raise the lot lease the full amount at the turn of every year.

10% of \$1200 and then every year another 10% is going to keep me working, I am now 74.

With mortgage and new rent increase we could. Be in a luxury senior apartment for the same or lower price with no headaches/ it is no longer cheaper to do it this way

Senior citizens are on fixed income and some of them are not able to pay and are forced to sell their home and move. Right now our new rent increase will take half of my social security so I need to work to cover other bills and I am 72 years old already. Now the park is attempting to dictate what we can do, how to keep our yard (which is really theirs). Our rules and regulations don't apply to the park manager. Which means, we are seniors and she is not and will be moving in with 2 children (adult) but should be 45 or older to live here unless they are caregivers and that's not!!!!

When property taxes and homeowners insurance bills arrive it becomes especially difficult.

No additional value provided by the park with the increase in rent.

The constant rent increases have taken our property values down. in 4 years will struggle to pay bills, if constant increases continue. SS increases do not keep up with inflation.

I'm married and we will be financially able to stay in our home unless we have expensive medical issues or one of us dies.

We aren't too affected yet but we have been told that our rent is going to increase \$100. per year from now on. It is definite that our rent is going to go up that much in 2025. Our income is Social Security so it's unknown right now, how affected we will be, as it continues to go up.

No sure that our SS will be enough if rent keeps going up

Many homes border a creek but during the rainy months the creek rises up beyond the wetlands causing erosion of the bank. Owners are not retaining the bank and this leads to damaged fence lines, patio sloping severely along with causing the patio covering to tilt putting strain on the house. Also, the roof is pulling and causing windows to leak. The park drainage is from the early 1980's and is in need of repair and upgrade. There is little to no respect for the 55 and older community, many of us are struggling and if something doesn't change more folks will have to move and possibly lose their home, when I first moved in, I believed that I would be able to stay here until I could no longer care for myself. I had no idea the rent would be going up so quickly and so much. Manufactured parks are usually for a lower income or a fixed income, folks, with the way prices have gone up people are having to pay a much larger mortgage on their home as well as paying a large rental fee for the land. My rental fee is \$1200 a month for the land and approximately \$800 a year for the property tax. Many of the people in this age bracket are retired and they are not receiving a raise to counteract all of these costs. We have a caring corner where you can go to get extra food if you need to, but that's not something that one should bank on. I know I'm not alone in my feelings. I've heard this throughout our park as well as others. I look forward to seeing some changes, at least putting a cap on rent that is for senior citizens.

One of the reasons I moved into an over 55 Park is I felt I would be able to live there on my Social Security. With rent increasing 10% every year and with inflation, that is looking less likely.

Owner has stated they will raise the rent the maximum the state will allow (currently 10%) Note: This was not disclosed during purchase process. We were surprised at the level of projected change. Had we known, it MAY have influenced our decision.

"Rent Increases. Comments"

Comments (optional)

I am strictly on Social Security.

10 percent is a budget tool not a real life observation ...

This was to be our forever home, but if we get priced out we have nowhere to go.

About 3 months ago in response to tenants inquire, Commonwealth said they would be raising rates by the maximum allowed for the foreseeable future. At 10 percent I will have to move to the streets. I am living on SS and at 77 years old will not be able to afford these increases in a few short years.

If the rent continues to increase as such high levels I may not be able to stay in my home.

We were not aware that the rent would increase so much when we moved in. There will come a time when we can't afford to stay

there isn't a day that goes by that I wonder how I am ever going to be able to stay in my home. we are having 10% increases every year while SS only goes up by 2%. this year I have cancelled cable and bundled internet. I may have only one year of affordability here if things don't change.

I am retired and in my 80s. Cannot work an additional job.

10% cumulative increase every year is obscene. Starting to feel pinch now but in a few years increases will be intolerable. Shame on legislators for allowing greedy owners to abuse Seniors this way. We get crap management from managers that don't give a damn about senior needs, verbally abuse seniors, don't make expeditious repairs to dangerous physical obstacles

10% Annual CUMMULATIVE increases are obscene for anyone Particularly SENIOR CITIZENS. Park DECREASED clubhouse availability yet continue to increase rents, Front gate will not accept our cell phones - we are told to pay for additional local phone number after 3 years of begging for gate repair

I'm retired, moving is too expensive and Social Security is only going up 2 1/2% making it hard on a lot of Senior Citizens. I'm 80 and have been retired for 20 years

My rent started at \$195/MO and is now \$410/Mo and expected to go up

Jan 1, 2024, +\$120 or 10% up and told 10% every year after!

I tired of increases every year

Our rent has increased 10% every year

This is a senior park with people on a fixed income. The last increase was over one hundred dollars a month.

We love our home and want to stay here with no more moves. But we're very concerned with the management saying they will raise our lot rent 10% a year as long as Oregon allows it. We are 80 years old, have fixed incomes, and don't know if we could even sell our home now with that kind of monthly increase plan every year.

I have been told that they will continue to raise rents 10% every year. Water bills are also added to the rent

At the very least, rent increases for seniors should be limited to COLA increase.

There should be a cap on the rent for the elderly. I am not apposed to the landlord making a profit, it whenis enough, enough, especially when the do no up keep? [1]

My income increases do not keep pace with the increase in rent.

Rent increases are set at 10% per year, yet Social Security increases are set at 3% per year, if that. And, we don't know what is going to happen with that amount going forward. Therefore, it is not feasible for those of us depending on Social Security income to keep up with 10% rent increases.

10% annual increases ...increasing cumulative more amounts each year. These increases are making us seniors homeless.

Being elderly, I am on a strict budget and the rent increases our park owner implements every year is ridiculous. I am considering moving because I cannot afford this. She also has not been doing any improvements to the park but continues to increase our rent. She is taking advantage our the seniors in our park. Our rent includes a clubhouse we can use which we haven't been able to use since 11/1 and not for the foreseeable future since they did not get permits for the remodel of the clubhouse. The park rent does not include a mortgage payment for those that did not pay cash for their home. Who can afford that?

We are a senior community with 90% of residents living off of Social Security only; I am one of those residents. Quality of living severely impacted

My social security does not keep pace with the yearly rent increases. Meanwhile, our park seems to be not as well maintained as it used to be

With what my husband makes and my low SSDI disability income, we can barely keep up with rent increases. Now we're being pressured to sign a new lease

[1] Responder updated this value.