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Congress of the United States
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September 2, 2016

Cory Sukert
President
Cal-Am Properties, Inc.
385 Clinton St.
Costa Mesa, CA 92626

Dear Mr. Sukert,

I am writing on behalf of several residents of Heritage Village, a manufactured home community in Beaverton, Oregon. Recently I learned that Cal-Am Properties, Inc. and the property managers of Heritage Village sent letters to several residents demanding that they make certain home repairs and complete exterior maintenance projects within 31 days or face eviction.

The prospect of these community members living in constant fear of eviction troubles me. It is my understanding that many of the repairs and projects Cal-Am is demanding of residents have very recently been communicated to residents or are just now being enforced. I strongly encourage you to rethink this policy or, at minimum, redouble your efforts to engage with the residents of Heritage Village to achieve a mutually agreeable resolution that does not result in eviction.

Heritage Village is a strong community, and many of the homeowners have resided there for several years. Some are low-income and elderly, and unable to afford the repairs Cal-Am is now demanding or physically unable to complete the projects themselves - especially without adequate notice. Others elected to live in Heritage Village specifically because it's affordable and to insulate themselves from rising rents and associated costs.

Northwest Oregon is experiencing a profound housing affordability crisis. In Beaverton, median home sales prices are up 19 percent over last year, while median rents are rising 3 percent a month. The Washington County Housing Authority's Housing Choice Voucher wait list has been closed for five consecutive years and affordable units are in extremely short supply. If evicted, the residents of Heritage Village would encounter a historically tight market and exacerbate an already tenuous housing situation that has led neighboring Portland to declare a 'housing emergency.' It appears that, if evicted, most residents of Heritage Village would have nowhere to go. And as you know, most Heritage Village residents own their homes, which makes it extremely difficult and costly to relocate.

Cal-Am's new enforcement policies have created significant anxiety for many of the residents at Heritage Village, and I respectfully request that you answer the following questions:

1. What is the basis for Cal-Am's new enforcement efforts?
2. Has Cal-Am made any effort to work with the residents of Heritage Village, including the seniors and others on fixed incomes who cannot afford or complete timely repairs, to find an alternative path for those individuals to stay in their homes?

I hope you agree that working with residents to achieve an amicable and fair solution to this issue is a top priority. I look forward to your timely response to my concerns and the concerns of my constituents in order.

Sincerely,



Suzanne Bonamici
Member of Congress

Cc: Mark Brubaker, Pacific NW Manager, Cal-Am Properties, Inc.
Senator Elizabeth Steiner-Hayward, Senate District 19
Representative Ken Helm, House District 34