

Submitter: Deborah Ribinson

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

My rent now is 40% of my SS income. I will be 71 in March and am fortunate to have good health which allows me to still be working 100 hours/month. I just had my rental agreement renewed and as usual a contract is written in favor of the rental entity. Our roads were "repaved" 2 years ago in the winter time, during rain storms and sometimes at night. Hence the roads are now bumpy and slanted where large pools of water accumulate. Water leaks in the water system have caused water to be shut off with little notice to all homes 3-4 times this past year. We are at the discretion of property management to "make improvements" to home and yard. Now the management can decide that a resident is not watering his or her yard enough in the summer heat (which watering is NOT included in rent and resident has to pay) or is not doing enough "landscaping,". So the management will bring in landscapers and charge resident for services without their consent!. I am paying approximately \$860 /year for property taxes on a 1977 home in Lane County. We all know that manufactured homes usually do not increase in value with age, yet taxes continue to rise. Furthermore, there is no respite for an Oregon resident reaching 65 years of age in ceasing property tax increases. Besides that, all of my retirement money is also being taxed by the State. Home insurance is now \$900/year. Living in a modest, cramped environment should not be costing this much. We have no security measures other than street lights in our park to prevent theft with homeless invading and taking whatever is not locked up. So for a property company who is receiving approximately \$1000/month from 180 homes and that rental fee does NOT include water, sewage, trash or electricity on top of that \$1000 is a burden for many residents who cannot work and who are on a fixed income. My meager SS increase this year went to my rental increase for 2025! Please help residents stay in their homes instead of joining the realms of homeless in Eugene. Seniors get very few REAL financial benefits in this state. In a financial magazine i read a few years ago the property company that owns this park was lauded for making 18% on its properties! How nice would it be to have an 18% in my SS income yearly!