

Submitter: Anthony Collins
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: HB3054

My wife and I are residents of Eldorado Villas in Tigard which is owned by Cal-Am. We realize that rent will increase yearly and is necessary to keep our park in good condition. We moved to this park and purchased a 49 year old home, because the park is well kept and has a great neighbor network, just what we were looking for in retirement in a few years. This is a large park 180 units. We know because we have a pool and good upkeep it will cost more than some other parks and we appreciate that the park requires residents to keep their homes and yards in good repair. What is concerning is that each year, there seem to be people who are forced out because they can no longer afford the rent. This park is one of the highest in the metro area, and they do not pay any utilities. All understood when we moved in. What we did not know is that the park plumbing is not good and there are many water leaks at homes and in the park in general. If we had our own water meter, that wouldn't be a problem as we are very conservative with our water usage. We do not have water meters, the total bill for the park is divided by the number of homes each month. For example, our water bill for May was \$102! We both still have full time jobs, have not watered outside any yet this year, do not wash our cars, and have new plumbing fixtures and appliances that are all water saving. We are billed for water every month, sewer ever other. We have an RV and are paying \$100 per month to park it in the lot here, which is market rate so that isn't a problem. What is concerning to us is June when we have a rent increase from \$1157 to \$1248, 2 months of sewer, more than likely another big water bill and RV parking, our rent will be over \$1600. We have a leaky valve for our outside water, we have it shut down because it leaks. It is down in the ground, obviously part of the park, yet we are required to pay to fix that which will require our back yard be dug up and will cost us several \$1000's to fix, it is not part of our house, it is the waterline that comes from the main to the house. I know if this was our land, that would be our responsibility, but it is not, it is their land. We have many elderly neighbors that are going to be forced out of their homes year by year if 10 percent hikes are allowed, it needs to be lower. I understand why apartment and house rentals have a 10% cap because the landlord is responsible for the structures, property, appliances, etc. Here, the landlord is only responsible for the grounds and infrastructure, not the homes nor are they responsible for upkeep of the yards, only common areas. I know they are in the business to make money however if the 10% were to stay and not reduced, they could raise our rent over \$100 per month, in 10 years this would double the rent. When people retire, they generally stay put and their ability to earn extra income is limited if not impossible. Please pass this bill into law so that people can retire with dignity and pride of home ownership and not need to choose between food, medical care, or rent. This is affordable

housing for senior citizens, please help it stay that way. Thank you. Anthony Collins.