

Chair Janna, Vice Chair Anderson, Members of the Committee:

My name is Betty Duer and I am a 74-year-old senior retiree residing in Eugene. I strongly urge passage of SB 611, which addresses the critical need for rental stability including limiting the amount of rent owners of my retirement community, the Eugene Hotel Retirement Center, notified its senior residents that our rent had been increased to 14% in 2023. Historically, the former owners (local citizens of the Eugene community) had increased the rent an average of 3% per year. That means that retired residents, many of whom are on limited or fixed incomes, face an increase in rent from \$220 to \$330 per month, depending on the size of the apartment. The sudden and sheer increase in rent is generally like the one this year in the future, I will have to look for more affordable housing elsewhere (if it exists)! Since November, several senior residents have moved out; within the past week, four more seniors became announced their departure by the end of this month. The prospect of an unstable future is increasingly extreme for individuals who seek such high increases in rent annually should not be allowed to invest in senior term their long-term residency. Two or three years of 10+% annual increases in rent can take rental expenses far beyond an affordable range.

Furthermore, any new bill needs some type of commonly recognized framework for guidelines for anticipating future annual rate of increase. The CPI is based on food only. There are other indexes that are more broadly based and include other costs of living for seniors, including rent and medical expenses. Some experts recommend using the CPI-E for figuring rent increases.

There is no denying that the lack of affordable and available housing and the abrupt and destabilize too many lives.

Women, minorities and other at-risk populations constitute an unfair price for unjust laws that disproportionately high financial burden placed on the low or fixed income, young adult and seniors, now or you support me when I enter the welfare system.

I strongly urge you to pass SB 611 as quickly as possible. The sad truth is this: Either you support me

Thank you for your consideration and your public service.

Sincerely,

Betty Duer