

Berma Wingenert

Sincerely,

Thank you for your consideration and your public service.

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

or destabilize too many lives.

Women, minorities and other at-risk populations constitute an unfair price for unjust laws that

disproportionally high financial burden placed on the low or fixed income, young adult and seniors,

There is no denying that the lack of affordable and available housing and the abrupt and

expenses. Some experts recommend using the CPI-E for figuring rent increases.

are more broadly based and include other costs of living for seniors, including rent and medical

anticipating future annual rate of increase. The CPI is based on food only. There are other indexes that

furthermore, any new bill needs some type of commonly recognized framework or guidelines for

expenses far beyond an affordable range.

term their long-term residency. Two or three years of 10+% annual increases in rent can take rental

extreme communities where individuals on limited or fixed income have to carefully plan their long-

Landlords who seek such high increases in rent annually should not be allowed to invest in senior

Your Senior Citizens?

becoming the "new norm" for retirees residing at the Eugene Hotel. Is that the "Oregon Way" to treat

announced their departure by the end of the month. The prospect of an unstable future is increasingly

Since November, several senior residents have moved out; within the past week, four more seniors

like the one this year in the future, I will have to look for more affordable housing elsewhere (if it exists)!

viewed by our residents as excessive and personally unsustainable in the future. If I face rent increases

per month, depending on the size of the apartment. The sudden and sheer increase in rent is generally

residents, many of whom are on limited or fixed incomes, face an increase in rent from \$220 to \$330

Eugene community) had increased the rent an average of 3% per year. That means that retired

that our rent had been increased to 14% in 2023. Historically, the former owners (local citizens of the

owners of my retirement community, the Eugene Retirement Center, notified its senior residents

The reality of the affordable housing emergency grabbed my attention when the new out-of-state

rent increase to 3% plus CPI or 8 percent whichever is less per year in Oregon.

passage of SB 611, which addresses the critical need for rental stability including limiting the amount of

My name is Berma Wingenert and I am an 89-year-old senior retiree residing in Eugene. I strongly urge

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