

Duane Mick

Sincerely,

Thank you for your consideration and your public service.

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

or you support me when I enter the welfare system.

There is no denying that the lack of affordable housing and the abrupt and
disproportionally high financial burden placed on the low or fixed income, young adult and seniors that
women, minorities and other at-risk populations constitute an unfair price for unjust laws that
destabilize too many lives.

Furthermore, any new bill needs some type of commonly recognized framework or 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.

Landlords who seek such high increases in rent annually should not be allowed to invest in senior
retirement communities where individuals on limited or fixed income have to carefully plan their long-
term their long-term residency. Two or three years of 10+ % annual increases in rent can take rental
expenses far beyond an affordable range.

Since November, several seniors have moved out; within the past week, four more seniors
announced their departure by the end of this month. The prospect of an unstable future is increasingly
becoming the "new norm" for retirees residing at the Eugene Hotel. Is that the "Oregon Way" to treat
your senior citizens?

The reality of the affordable housing emergency grabbed my attention when the new out-of-state
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, depending on the size of the apartment. The sudden and sheer increase in rent is generally
viewed by our residents as excessive and personally unsustainable in the future. If I face rent increases
like the one this year in the future, I will have to look for more affordable housing elsewhere (if it exists)!

Passage of SB 611, which addresses the critical need for rental stability including limiting the amount of
rent increase to 3% plus CPI per year or a total of 8% whichever is less here in Oregon.
My name is Duane Mick, and I am a 92-year-old senior retiree residing in Eugene. I strongly urge

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