

Dear Chair Jama and members of the Housing Committee,

My name is Gary Frank and I live in Salem, Oregon. I have lived in my fourplex for 18 years, and recently learned that in March I will be receiving a 14.6% rent hike. I am a senior living on a fixed income with my wife, and this really puts an even tighter financial strain on us - literally half of our income. That's why I am urging you to pass Senate Bill 611.

We have sustained four landlords, and two property management companies in the time since we have lived here - despite the turnover there is community here. Many of us have lived here for more than a decade. The rents here are lower than most of Salem now. Still it's a far cry from what it used to be when we moved here - when I first moved here rent was just over \$300, today I'm paying hundreds,

Despite the rents raising, the service hasn't - I've had to navigate fraudulent fees, and my years of unmet repairs to which my most recent property manager told me "well if you don't like it move!" They know that the rents here being slightly lower here than the rest of Salem means we are somewhat subject to however they decide to treat us. It's simply unfair.

Still it remains, we are seniors on a fixed income and every rent increase puts a squeeze on our already pinched wallets. We have been lucky enough to keep our homes for the last 18 years, but this latest rent hike makes it much harder to say that for longer.

Senate Bill 611 will slow the spread of high-rent homelessness during this unprecedented spike in evictions.

Sincerely,
Gary Frank