

Betty Rust

Sincerely,

Thank you for your consideration and your public service.

I strongly urge you to pass SB 611 as quickly as possible. The sad truth is this: Either you support me now or you support me when I enter the welfare system.

There is no denying that the lack of affordable housing and the abrupt and dispropotionally high financial burden placed on the low or fixed income, young adult and seniors, 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.

Your Senior Citizens? 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 increasing the "new norm" for retirees residing at the Eugene Hotel. Is that the "Oregon Way" to treat

vived 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) per month, depending on the size of the apartment. The sudden and sheer increase in rent is generally per month, depending on fixed incomes, face an increase in rent from \$220 to \$330 residents, many of whom are on limited or fixed incomes, face an increase in rent from \$220 to \$330 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 increasing the "new norm" for retirees residing at the Eugene Hotel. Is that the "Oregon Way" to treat

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 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.

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