

February 23, 2023

Chair Jama, Vice Chair Horn, and Members of the Committee:

My name is Marianne Horn and I am a senior retiree residing in Eugene. I strongly urge passage of SB611, which addresses the critical need for rental stability including limiting the amount of rent increase to 3% plus CPI per year in Oregon.

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 would be increased 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 income, face an increase in rent from \$220 to \$330 per month, depending on the size of their 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 this one this year in the future, I will have to look for more available housing elsewhere (if it exists)!

Since November, several senior residents 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 living in the Eugene Hotel! **Is that the "Oregon Way" to treat Senior Citizens?**

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.

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

I strongly urge you to pass SB611 as quickly as possible. Thank you for your consideration and your public service.

Sincerely,

Marianne Horn