

Susan Mannheimer
222 East Broadway #615
Eugene OR 97401-8712

March 1, 2023

Re: Testimony in Support of SB 611

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

After a considerable amount of research into the availability and desirability of retirement communities in the area, I moved into The Eugene Hotel in June of 2022. The location and iconic history of the building appealed to me; everything I'd heard about resident satisfaction and caring management sounded far more inviting than other, more expensive options.

Like most residents here, I am on a fixed income. Even with PERS and Social Security benefits, in addition to a very modest monthly income from a part time job, I must pull from my savings each month in order to pay rent and other bills. Because I budget carefully, and because it was my understanding that rent would increase only by 3% each year, I hoped that I would be able to manage.

When I first heard that our rent would increase by 14% in 2023, I was in denial. After talking with residents whose \$200+ increases have gone into effect, I began to realize that there's no way I can escape this, and no way that I will be able to stay in my apartment. I understand how capitalism works, how inflation works, and how the lack of affordable, available housing disproportionately impacts young adults and seniors, women and minorities, and the most vulnerable members of our society. **What I don't understand is how anyone can** justify such an extreme increase in rent—from an average of 3% to 14%.

Since November of 2022, several residents have moved out and four other seniors moved out at the end of February. The new owners of the Eugene Hotel, a mega corporation holding many high-end, expensive properties, have not expressed interest in making improvements to this old building with antiquated plumbing and heating fixtures. The character of this community and the residents who call it home are of no concern to them.

I strongly urge you to pass SB 611 as quickly as possible to address the critical need for rent stability, including limiting the amount of rent increases to 3% plus CPI here in Oregon. We need a commonly recognized framework and clear guidelines for anticipating future annual rent increases.

Thank you for your kind attention and public service.

Sincerely,

Susan Mannheimer