

February 28, 2023

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

My name is Mel Ingeroi and I am a 74-year-old senior retiree residing in Eugene. I strongly urge passage of SB 611, which addresses the critical need for rental stability and limits the amount of rent increase to 3% plus CPI per year or a total of 8% whichever is less here 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 had increased by 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 incomes, face an increase in rent from \$220 to \$330 per month, depending on the size of the apartment.** That sudden large increase in rent is viewed by our residents as excessive and unsustainable in the future, for individuals like me with limited and fixed income.

Since November, several senior residents have moved out. Within the past week, four more seniors have moved out due to the large rent increase. 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 Senior Citizens?**

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 carefully plan their long-term residency. Two or three years of 10+% annual increases in rent can take rental expenses far beyond an affordable range and will likely add to the homeless in Oregon.

The lack of affordable and available housing places a disproportionately high financial burden on low or fixed income, young adult and seniors, women, minorities and other at-need populations. I strongly urge you to pass SB 611 as quickly as possible. Thank you for your consideration and your public service.

Sincerely,

Mel Ingeroi