

Submitter: Will Clocksin
On Behalf Of: Oregon
Committee: House Committee On Rules
Measure: SB611

Dear Chair Fahey, Vice-Chairs Breese-Iverson and Kropf, and Members of the Committee,

I am writing to express my strong support for SB 611B and to urge you to pass this critical legislation. My name is Will Clocksin and I am a renter residing in Eugene, Oregon. I am deeply concerned about the escalating rent spikes that are negatively impacting individuals, families, and communities across our state.

Senate Bill 611B provides a reasonable and necessary rent stabilization measure that protects tenants while still allowing landlords and developers to maintain a reasonable profit. As a resident of Eugene, I have witnessed firsthand the devastating effects of extreme rent increases. The current 2023 rate increase of 14.6% is simply unreasonable and puts thousands of renters at risk of displacement and homelessness. At the time of writing this I am contemplating where I will need to move next within the city due to this year's rent increase. Within the past three years I have needed to move each year to maintain affordable housing. If rent continues to increase so significantly each year, I may have to consider moving away from Eugene, the very place that I was born in and have lived in for 24 years.

Rent affordability is a pressing issue in our state, with Oregon having the ninth highest rent in the nation. Communities, both large and small, urban and rural, are grappling with massive rent increases that pose a significant threat to households. Studies have shown that even a modest increase in median rents can lead to a substantial rise in homelessness within a community.

It is disheartening to see that our current laws are allowing extreme rent spikes, resulting in an alarming number of eviction filings due to unaffordable rent. As Oregon experiences one of the highest rates of homelessness in the nation, we cannot afford to overlook the urgent need for rent stabilization measures.

SB 611B presents a reasonable solution to prevent extreme rent increases and subsequent displacements. It strikes a balance by considering inflation and preserving the ability to reset rents to market rates between tenancies. It is important to note that the law continues to exempt new properties, ensuring no adverse impact

on new development.

I implore you to pass SB 611B as soon as possible to address the immediate housing crisis in our state. It is a crucial step towards protecting tenants from unjust rent hikes while we continue working on long-term solutions to increase housing supply and support those currently experiencing homelessness.

Please take decisive action by supporting SB 611B. Together, we can make a difference in ensuring affordable and stable housing for all Oregonians.

Thank you for your attention to this matter.

Sincerely,

Will Clocksin