

Submitter: Margaret Stephens

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I strongly support SB 611 as a way to help Oregonians who rent be able to stay housed. If nothing is done to manage housing costs (and stable housing is a very basic part of stable communities) we will end up with many more social problems: families and children becoming homeless, for one.

As you know, rent increases of 14.6% are currently allowed across Oregon. For tenants living in newer buildings – those built within the past 15 years – there is no restriction on how much the rent can be raised. Renters are being priced-out of their homes and communities, and in many cases into homelessness. Senate Bill 611 will create stability for tenants and prevent homelessness through three important measures:

1. Annual rent increases capped at 8%. In years when inflation is low, the cap will be lower.
2. The exemption for newly constructed homes will be significantly reduced, from 15 years to 3 years. As a result, many more tenants will be protected.
3. If tenants are evicted through no fault of their own (for example, if the building is being renovated), they will receive a relocation payment equal to three-months' rent.