



Senate Bill 611
Rent Stabilization and Relocation Assistance

Oregon Law Center
3/27/2023

The purpose of SB 611 is to rein in high-rent homelessness and protect against displacement, while maintaining flexibility and reasonable profit for landlords.

SB 611 will prevent rent spikes that are the functional equivalent of eviction, keeping thousands of Oregonians stably housed.



SB 611 will provide renters whose tenancies are terminated through no fault of their own with a better chance of avoiding homelessness.



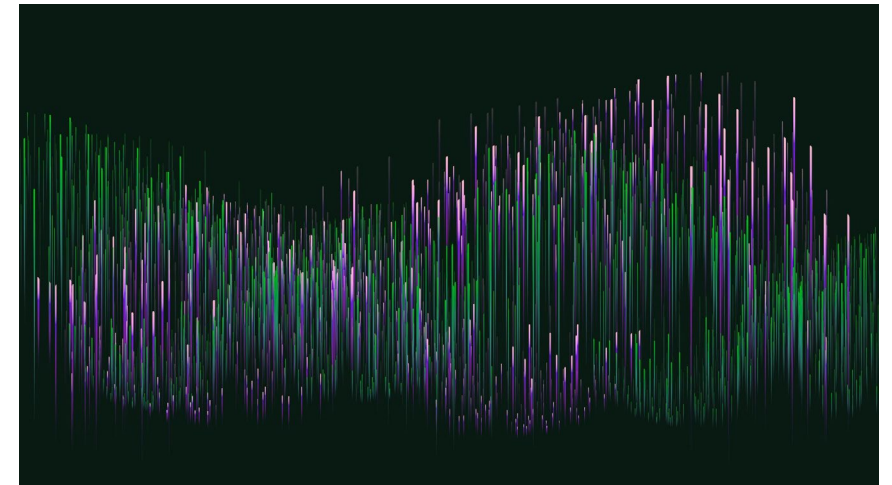
Passage of SB 611 will have immediate and statewide impact on housing stability for all Oregon renters.

Oregon Eviction Filings Data

Compiled and Analyzed by Eviction Defense Project Attorneys

Oregon Law Center (OLC) and Legal Aid Services of Oregon (LASO)

7/2021 – 2/2023



Court-Filed Eviction Cases, By Month

Recent eviction filing #s have far surpassed pre-pandemic levels, and the vast majority are due to nonpayment.

Source: Oregon Law Center analysis of Oregon Judicial Department publicly available eviction court data

	2019	2021 – moratorium , then safe harbor						2022 – Safe Harbor in effect till July, Phase-out July thru Sept, Expired in October										2023				
	Monthly Average	Jan-June Avge per month	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Total Filings	1,556	377	752	909	881	770	920	857	806	889	1122	1188	1266	1470	1370	1992	1912	2347	2083	2036	2244	1672
% nonpaymnt			48%	51%	54%	54%	62%	60%	54%	61%	66%	65%	67%	68%	72%	79%	80%	86%	86%	86%	88%	85%

- Since expiration of all protections in October, there have been an average of 2,076 eviction filings per month, which is a 33% increase over pre-pandemic levels. On average, more than 86% of these filings have been for nonpayment.

Note that eviction filing numbers are the tip of the iceberg in measuring displacement. [Studies](#) indicate that approximately 2-5x the # of people who face formal eviction filings are displaced through informal evictions.

Evictions,
displacements,
and
homelessness
are systemic.

State policies
can create better
systems.

SB 611 will rein
in high-rent
homelessness.

Rent spikes lead to demonstrably higher rates of eviction. For every \$100 increase in rents in a community, there is a 9% increase in homelessness.

Studies show between 12% and 37% of evictions result in homelessness for that household. Inflation is making this worse.

In Oregon, we have the 9th highest rents in the nation, and this is one cause of the severity of the state's homelessness crisis.

Black and Brown Oregonians are at greater risk of home loss and homelessness.

Rent spikes lead to greater risks for Black and Brown Oregonians.

In Oregon, Black women face eviction filings at more than twice the rate of white renters.

Households of color are at greater risk of homelessness after losing their homes.

Benefits of Rent Stabilization

Rent stabilization is an effective tool to increase housing stability and affordability for current tenants.

Rent stabilization protects low-income seniors, people of color, families with children and others with the least choice in the rental market who are the most susceptible to rent gouging.

Rent stabilization is a proven policy that can immediately stabilize prices, halt rent gouging, and reduce the risk of displacement and homelessness, while increasing housing security and affordability over the long term.

	Current Law	SB 611
Stabilization Formula	<p>Rents can be set to market rate</p> <p>For increases, 7 % plus inflation (cpi). There is no upper cap. For 2023, that means landlords can raise the rent 14.6%.</p>	<p>Rents can be set to market rate</p> <p>For increases, 3% plus inflation (cpi), or a cap of 8%, whichever is lower. This protects in cases of extreme inflation.</p>
New Construction Exemption	Exempts buildings newer than 15 years.	Exempts buildings newer than 3 years.
Re-set between tenants?	No limits on rent resets between tenants, except in first year of tenancy if no-fault notice is used.	Same as current law, no change.
Relocation Assistance	1 month's rent payment required in certain no-fault terminations. Small landlords exempt.	3 months' rent payment required. Small landlords still exempt.

Examples of Jurisdictions with More Protective Standards

Portland, Maine (2020)

7%, no cpi, no exemption for new construction.



Prince George's County, MD (2023)

3%, no cpi, 5 year exemption for new construction.



California State Law (2020)

5% plus cpi, cap of 10%, 15 year exemption for new construction.

Pending SB 576 would amend this law to be more protective.

**SB 611 can rein
in high-rent
homelessness,
while
maintaining
flexibility and
profit for
landlords.**

**SB 611 will prevent rent spikes and protect
against displacement, keeping thousands of
Oregonians stably housed.**

**Rent stabilization is the ONLY policy tool that
can have immediate impact on unreasonable
rent increases in communities across the state.**

**Passage of SB 611 will have immediate and
statewide impact on housing stability for all
Oregon renters.**