STABLE HOMES
*for* OREGON
FAMILIES

# Pass SB 611B to reduce high-rent homelessness

**Provides reasonable and necessary rent stabilization for tenants suffering from rent spikes, while protecting landlords' and developers' ability to maintain a reasonable profit.**

**Senate Bill 611B:** keeps Oregon's current rent stabilization law intact, with the addition of a 10% cap.
- The rent stabilization formula will be: 7% plus inflation, with a cap of 10%.
- 10% cap is in keeping with the intent of SB 608 when passed in 2019, when the upper increase contemplated was 10%.

**SB 611B does not change:** the ability to set rents to market rates at the beginning of a tenancy and in between tenancies; the exemption for new construction for 15 years after the certificate of occupancy; the base rent of 7%, or the relocation assistance laws.

Lawmakers did the right thing passing SB 608 in 2019. **But we are now facing extreme inflation and the 2023 rate increase is an unreasonable 14.6%.** Thousands of renters are at risk of displacement due to rent increases.

## GET THE FACTS

**Very few Oregonians can afford a 14.6% increase in housing costs.**

**Rent spikes lead to higher rates of homelessness.** For every $100 increase in average rents in a community, there is a 9% increase in community homelessness.[1]

**Rent spikes lead to higher rates of eviction.** Oregon judicial department data shows that there has been an average of more than 2,000 eviction filings per month every month since October. On average, more than 86% of these filings are for nonpayment.[2]

**Research shows rent stabilization is the most cost-effective way to keep people housed.**[3] Our state does not have the resources to solve our housing affordability crisis through rental assistance alone.

Studies in Maine, New Jersey, California, and Washington, DC **show rent stabilization does not have an impact on new construction.**[4567]

**Rent stabilization is an important tool to redress the impacts of systemic racism in our housing market.** While rent stabilization protects all tenants, it disproportionately benefits low-income tenants, seniors, people of color, women-headed households, persons living with disability and chronic illness, families with children, and others who have the least choice in the rental market and are most susceptible to rent gouging.

Oregonians need help right now. Rent stabilization can take effect right away, operate at scale, and prevent eviction and homelessness for those who are currently at risk.

**If we don't act now, we will continue to see the revolving door of homelessness.**

1. GAO Report to Congress Finds Increase in Homelessness, Likely Undercount by HUD | National Low Income Housing Coalition, Aug. 2020.
2. Oregon Judicial Department Data, as gathered by the Eviction Defense Project at Oregon Law Center.
3. https://www.policylink.org/sites/default/files/OurHomesOurFuture_Web_08-02-19.pdf.
4. David Sims, "Out of Control: What Can We Learn from the End of Massachusetts Rent Control?" Journal of Urban Economics 61, 1 (2007): 141–142.
5. John I. Gilderbloom and Ye Lin, "Thirty Years of Rent Control: A Survey of New Jersey Cities," Journal of Urban Affairs 29, 2 (2007): 213–214; Joshua Ambrosius, John Gilderbloom, William Steele, Wesley Meares, and Dennis Keating, "Forty Years of Rent Control: Reexamining New Jersey's Moderate Local Policies after the Great Recession," Cities 49 (2015): 128.
6. Margery Turner, "Housing Market Impacts of Rent Control: The Washington, D.C. Experience," Washington, DC: Urban Institute, 1990, 84-94.
7. https://www.urbandisplacement.org/wp-content/uploads/2021/08/urbandisplacementproject_rentcontrolbrief_feb2016_revised.pdf.

# SB 611B and the Homeless Prevention Package is endorsed by:

ACLU Oregon · ADELANTE MUJERES · Oregon AFL-CIO · Oregon AFSCME Council 75 · APANO Asian Pacific American Network of Oregon · BASIC RIGHTS OREGON

CANNABIS WORKERS COALITION · Centro Cultural de Washington County · Children's Institute · OUR CHILDREN oregon · CWS clackamas women's services · Community Action Partnership of Oregon

Coalition of Communities of Color · community alliance of tenants · State of Oregon Department of Justice · Eugene Tenant Alliance · Ecumenical Ministries of Oregon · FAIRSHOT FOR ALL · FAMILY FORWARD OREGON

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Oregon Consumer Justice · Oregon Coalition Against Domestic & Sexual Violence · oea OREGON EDUCATION ASSOCIATION · OREGON FOOD BANK

Oregon Alliance to End Violence Against Women

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SO Health-E Advocating for Health Equity · PCUN · Planned Parenthood Act. No matter what. Planned Parenthood Advocates of Oregon · RAPHAEL HOUSE of PORTLAND · ROGUE ACTION CENTER · SATF OREGON · SEIU Stronger Together

OJTA · SPRINGFIELD EUGENE TENANT ASSOCIATION · unite oregon · UFCW LOCAL 555 Dan Clay President Sandy Humphrey Secretary-Treasurer · United Way of the Columbia-Willamette · Urban League of Portland

To learn more and join the coalition, go to StableHomesOR.org