



June 21, 2023

Representative Julie Fahey  
Chair, House Committee on Rules  
900 Court St NE  
Salem, OR 97301

**Re: Support for Senate Bill 611B**

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

Welcome Home Coalition, over 80 organizations in the Portland Metro Area with the common vision of ensuring everyone has access to an affordable and stable home in our region, urges your support of SB 611B. This bill is a critical homelessness prevention strategy for seniors, families and all Oregonians suffering housing instability due to unsustainable rent spikes.

Senate Bill 611B provides reasonable and necessary rent stabilization for tenants, while protecting landlords' and developers' ability to maintain a reasonable profit. Lawmakers did the right thing passing SB 608 in 2019. But we are now facing extreme inflation and without SB 611B, the 2023 rate increase is an unreasonable 14.6%. Tens of thousands of renters are at risk of displacement due to these extreme rent increases. Between October and March of this past year, the average was more than 2,000 eviction filings a month, and approximately 86% of all filings were due to unaffordable rent.

The newly released National Low Income Housing Coalition "Out of Reach" 2023 report shows that someone in Oregon making a \$14.20/hr minimum wage needs to work 70 hours a week to afford a modest 1 bedroom rental home at current Fair Market Rent.<sup>1</sup> At a time when Oregon is experiencing some of the highest rates of homelessness in the nation, we cannot afford to let rent spikes go unchecked.

SB 611B is a reasonable proposal that will prevent extreme rent increases and displacements, while allowing landlords to take inflation into account and preserving the current law's ability to reset rents to market rates in between tenancies. New properties continue to be exempt from the law, ensuring there is no impact on new development.

SB 611B is an action that the legislature can take now to have an immediate impact on our state's housing crisis as we work on increasing affordable housing supply and providing support to rehouse our currently homeless neighbors. Please pass SB 611B swiftly.

Thank you,  
Molly Hogan, Welcome Home Coalition Director

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<sup>1</sup> [Out of Reach: | National Low Income Housing Coalition \(nlihc.org\)](https://www.nlihc.org/)