

Submitter: Linda Kelley

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Chair Jama, Vice Chair Anderson and Members of the Senate Committee on Housing and Development,

I urge swift passage of SB 611. Four in 10 Oregonians rent their homes and are already paying some of the highest rents in the nation.

The price of housing and rent is extremely out of line with the income that people make for the most part. For myself, I am fortunate to have bought with my partner, a 90,000.00 little manufactured house in 1998. If it were not for this house I don't know how I would afford rent on 1400.00 in social security a month.

I worked my entire adult life mostly for non profits, and there is no way I could afford to pay the "reasonable " rents I see for 935.00 for a studio... REIT's in my opinion should be outlawed.

We must have housing that is in line with what people actually make as income. The cost of inaction is morally unacceptable. The suffering of people who cannot afford housing and live on the street is incalculable. If a person isn't addicted to a substance when they begin living on the street they will most likely have an addiction within 6 months. I would likely self medicate just to stay warm and not feel the cold.

Aside from the human cost, there is the financial cost that comes with homelessness that should be taken into account when assessing costs. Policing, cleaning, drug addiction all have substantial costs to any city/town. Compassion and practicality both mandate we fix our housing dysfunction.

Thank you for the opportunity to testify.

Everyone in Oregon deserves safe and stable housing but our high rental costs and housing inequities are forcing families out of their homes. While the Oregon housing market provides skyrocketing property wealth for landlords, renters have nothing to fall back on when their monthly costs rise beyond their paychecks.

Very few people can afford a 14.6% housing cost increase. Getting an increase that high may as well be an eviction notice for Oregon renters.

SB 611 is a reasonable approach. Allowable annual rent increases for current tenants will be more predictable for current tenants and more homes will be protected. And between tenants, landlords can charge whatever the market will bear for vacant units.

SB 611 does not solve all the inequities in our housing market, but it is an important

step to more fairness and is an essential element in the legislature's response to the state's housing and homelessness crisis.

Please vote yes on SB 611 to prevent more high-rent homelessness in our communities.

Sincerely,
Linda Kelley