

Submitter: Paul Soles

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.

Keeping rent reasonable impacts me personally.

This last year our rent went up \$150.00 a month. This was a 10% raise in our monthly rent. My yearly cost of living was about that gross. My GF's income has not changed really in the last year. So after taxes, and taking into account the increase in the cost of groceries, gasoline, car maintenance, utility increases etc, my GF and I have been struggling to make rent many times this last 6 months.

Under the current rules, property owners can raise rents based on inflation plus demand and other factors, if I understand it correctly.

When one person's pay only increases 3%, if lucky, where are we to find the other 7%-10% in the increases in costs to live each year?? It is downward spiral to being homeless.

Having laws in place to make property owners only able to raise rents set percentage a year, would be very helpful. It will not stop people from becoming homeless, due to not being able to afford housing; however it will keep more of us under a roof.

We also need more affordable housing in addition to rent increase protection. Not bare minimum dumps, but decent places to live. Places where people can be safe, where have our property and vehicles are safe and where people can afford the cost of the rent increases.

IMO, the Metro Urban Growth Boundary needs to be expanded in some areas, so that affordable housing can be built to help stem the huge shortage of housing Metro area, and in the State, We need more and better affordable housing statewide. There are people in other areas of the state suffering even worse living conditions then many here in the valley and they need help too.

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,
Paul Soles