

Submitter: Allan Wilson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Chair Jama, Vice-Chair Anderson, Members of the Committee,

Thank you for the opportunity to submit testimony in strong support of SB 611. My name is Allan Wilson and I am a City Planner for a small city near Portland.

As a caring professional and as a landlord, I strongly urge you to pass SB 611 as a critical homelessness prevention strategy, to protect seniors, families, individuals and communities across the state from extreme rent increases and displacement.

Four in 10 Oregonians rent their homes, and pay the ninth highest rent in the nation. The statewide stories of massive rent increases in communities large and small show that we have a rent crisis that must be addressed. Whether these increases are hitting entire buildings or mobile home parks or individuals, each and every one puts people at risk of displacement and homelessness. SB 611 is an action that the legislature can take now to have an immediate impact on our state's housing crisis as we also work on the longer term solutions of increasing supply and providing support to rehouse our currently homeless neighbors.

The rent increase reports from across Oregon show the great need for SB 611. Studies show that just a \$100 increase in median rents in a community is tied to a 9% increase in homelessness in that community. 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. A reasonable rent limit will help prevent high-rent home loss and prevent our state's homeless crisis from getting worse just as we are all pulling together to treat it as the emergency that it is. The legislature did the right thing in passing the first rent limit in 2019 but as we have all learned now, the limit did not account for runaway inflation.

We know these extreme rent increases are not isolated incidents. More than 86% of all eviction filings are due to unaffordable rent. This reasonable proposal prevents extreme rent increases and displacements, while allowing landlords to take inflation into account and preserving the ability to reset rents to market rates in between tenancies.

Please pass SB 611. Thank you.