

Submitter: Joshua Caraco

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Chair Jama and members of the committee,

My name is Joshua Caraco. I am a renter living in Eugene and urge you to support the passage of SB611. I was the first Hotline Director for the Springfield Eugene Tenant Association and am currently the vice chair of our city's CDBG advisory committee. Though I do not speak on behalf of anyone but myself, I am a knowledgeable, committed volunteer in my community. But I am not here to bore you with technical details that you won't read anyway. Here are some simple true stories and facts.

Two weeks ago I received the first rent increase I have gotten in four years living in my current place. It was only about 3%. My current landlord is great. So are many others. They are not the ones writing you to oppose this bill because it will not affect what they do. I ended up in my current home after receiving a no cause eviction from my last home where I had lived for four years. I did well finding my new place but at least one of my housemates has experienced housing instability for much of the time since. She is a transwoman with far fewer resources than me. This isn't a sob story, it is simply facts. You all must know that this is not a unique story. I heard countless others when I worked the tenant hotline. I still hear them all the time.

Though it was a major compromise I supported 2019's SB608. When I received my no cause eviction, it had not yet passed but even if it had my housemates and I would not have been protected because of four of us, one had moved in in the last year. I supported that bill anyway. Now, along with many things about 2019's bill, last year's CPI was higher than anyone writing would have ever predicted. We have been allowed time to see it through and that legislation needs to be updated. That is what good legislators do, they update legislation when evidence suggests it did not do what was intended. I hope I can count on you to be good legislators.

Thank you for your service,

Joshua Caraco