

Submitter: Dan Jaffee

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 am writing to urge you to support and to quickly pass Senate Bill 611.

Fully 40 percent of Oregonians rent their homes and are already paying some of the highest rents in the nation. The existing cap on rent increases, while well-intentioned, is simply too high, and allows for exorbitant rent increases that dramatically increase evictions.

Oregon's 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, and I certainly could not afford that. Getting an increase that high may as well be an eviction notice for Oregon renters.

SB 611 is a reasonable approach. Under this bill, allowable annual rent increases for current tenants will be more predictable for current tenants, and more renters' homes will be protected. In between tenants, landlords will still be able to raise rents to whatever the market will bear for vacant units.

SB 611 will not solve all the inequities in our housing market, but it is an important step toward greater fairness and will be an essential element in the legislature's response to the state's housing and homelessness crisis.

In closing, I urge you to vote yes on SB 611, both for reasons of fairness and compassion, and to prevent more high-rent homelessness in our communities.

Thank you for your attention and concern.

Sincerely,
Dan Jaffee