

Greetings and thank you for your time,

Alongside inflation and wage stagnation, more and more Oregonians are at risk of becoming unhoused. SB 611 provides a much needed framework to help prevent renters from becoming houseless.

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.

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. There are so many that the results are playing out in eviction court and in media headlines. 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.

Oregon's housing emergency goes beyond lack of supply and the number of people living without homes or shelter. We have a rental emergency as well, with tenants living just one rent increase notice away from displacement and possible homelessness. Without SB 611 to stop runaway and extreme rent increases, we will continue to see people displaced onto the streets more quickly than we can rehouse people. Without passage of SB 611, Oregon's success in addressing the housing crisis is at grave risk.

Please pass SB 611 as soon as possible. Thank you.

In support of SB 611,

Krystal Fischer
Resident of Eugene, OR