

Submitter: Nikki Jauron

On Behalf Of:

Committee: House Committee On Rules

Measure: SB611

Dear Chair Fahey, Vice-Chairs Breese-Iverson and Kropf, and Members of the Committee,

I am writing to express my strong support for SB 611B and to urge you to pass this critical legislation. My name is Nikki Jauron and I am a renter still rebuilding from a severe Landlord tenant harassment case and surviving as an individual with a government job who had to live in shelter in Downtown Portland with no funding or assistance from most city based 'wrap-around' services, and sadly this wrap around was more akin to a reach around and financial discrimination and lackadaisical leadership with little help from the leadership paving the way for the financial restoration of the area.

Instead of following code and promoting more fines for bad rental companies residing in Portland and Multnomah County boundaries I am deeply concerned about the escalating rent spikes that are negatively impacting individuals, families, and communities across our state.

Senate Bill 611B provides a reasonable and necessary rent stabilization measure that protects tenants while still allowing landlords and developers to maintain a reasonable profit. As a resident of Portland and Multnomah County I have witnessed firsthand the devastating effects of extreme rent increases. And my link to my 2 year battle is outlined on my Google document,
<https://photos.app.goo.gl/mnTPxKamevqeXh9f8>

The current 2023 rate increase of 14.6% is simply unreasonable and puts thousands of renters at risk of displacement and homelessness.

Rent affordability is a pressing issue in our state, with Oregon having the ninth highest rent in the nation. Communities, both large and small, urban and rural, are grappling with massive rent increases that pose a significant threat to households. Studies have shown that even a modest increase in median rents can lead to a substantial rise in homelessness within a community.

It is disheartening to see that our current laws are allowing extreme rent spikes, resulting in an alarming number of eviction filings due to unaffordable rent. As Oregon experiences one of the highest rates of homelessness in the nation, we cannot afford to overlook the urgent need for rent stabilization measures.

SB 611B presents a reasonable solution to prevent extreme rent increases and subsequent displacements. It strikes a balance by considering inflation and preserving the ability to reset rents to market rates between tenancies. It is important to note that the law continues to exempt new properties, ensuring no adverse impact on new development.

I implore you to pass SB 611B as soon as possible to address the immediate housing crisis in our state. It is a crucial step towards protecting tenants from unjust rent hikes while we continue working on long-term solutions to increase housing supply and support those currently experiencing homelessness.

Please take decisive action by supporting SB 611B. Together, we can make a difference in ensuring affordable and stable housing for all Oregonians.

Thank you for your attention to this matter. We can fix this if we act responsibly now.

The rental industry needs to be held accountable for the influx in harm to Oregon residents. 40% of the population will likely never be able to own homes for all the reasons you already know but this sends a very clear message to Landlords and 'Investors' that Oregon will not roll over to their greed and disgusting management tactics which are currently criminal and oligarchic.

Sincerely,

Nikki Jauron