

**Nathalie Paravicini on behalf of David Rovics and family**

March 28, 2023

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

I am writing to strongly support the provisions of SB 611.

I happen to own my home, but my ex husband and his family of four must rent. They have rented the same apartment for the past 10 years. Over the past 5-6 years, their rent has increased year to year in ways that are completely unjustifiable and untenable.

They now pay MORE in rent for a SMALL two bedroom apartment than I pay for my mortgage, insurance and taxes on a property that is three times larger inside PLUS a backyard inside the 205/highway 5 belt in Portland.

Not only that, but their apartment has not received the required maintenance and is full of mold. The children are constantly sick. As a naturopathic doctor who treats complex cases, I know how dangerous mold exposure is. It dysregulates and suppresses the immune and endocrine system; mold has been linked to allergies and cancer. They are desperately looking for another apartment but there is no stock of housing with reasonable rents for small families.

It would be one thing if rent were maintained at a reasonable level; but the increases I have witnessed are ENTIRELY not justifiable. Interest rates have fallen and there were no major renovations done to the property (approximately 20 units). This can only be explained by price gouging.

This exploitative situation is why I strongly urge you to pass SB 611. The bill would

- Limit rent increases to 3% + inflation with maximum increase of 8% during a calendar year.
- Apply rent stabilization to buildings older than 3 years, which increases the number of people protected while exempting new construction. The 15 year exemption is unjustifiable.
- Increase relocation assistance to three-months rent to help tenants displaced through no fault of their own avoid homelessness. Landlords with four units or less are exempt from this provision.
- Set no limits on rent resets between tenants.

Nothing in these provisions is unreasonable. What is unreasonable is the dramatic and unjustifiable rent increases of the past ten years.

Homelessness and the availability of affordable housing are the crisis; protecting the profits of larger developers is not. These provisions do not affect reasonable smaller property owners who are able to negotiate terms with their tenants or document wrong doing on the part of tenants.

Please vote in favor of SB611

A handwritten signature in blue ink that reads "Nathalie Paravicini". The signature is fluid and cursive, with a prominent "N" at the beginning.

Nathalie Paravicini, ND