



March 29, 2023

Representative Maxine Dexter
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-283
Salem, OR 97301

Re: House Bill 3503

Dear Chair Dexter and Members of the Committee:

The Oregon Housing Alliance calls on the legislature to act urgently in line with HB 3503's goal of protecting tenants from losing their homes and being displaced from their communities by large rent increases.

We believe that all tenants in all parts of Oregon deserve stable and affordable housing, and we strongly support measures such as Senate Bill 611 that would limit rent increases statewide. However, we are concerned that the legislature may choose not to act this year to prevent evictions and homelessness through an effective statewide solution. For that reason, we believe that HB 3503 may be necessary, in order to give local jurisdictions the ability to act if the legislature does not.

For buildings at least 15 years-old, rent increases of up to 14.6% are currently legal. In newer buildings, which don't have any limits at all, reports of extreme increases such as 32%, 47%, 50% are becoming more common. As a result, the overwhelming majority of evictions statewide are for non-payment of rent, fueling our state's catastrophic homelessness crisis. HB 3503 would provide a powerful homelessness-prevention tool for cities that choose to act, especially in the case that SB 611 or another statewide solution is not forthcoming.

Sincerely,

A handwritten signature in black ink that reads "Cameron Herrington".

Cameron Herrington
Director of Policy and Advocacy
cherrington@neighborhoodpartnerships.org