



March 27, 2023

Chair, Senator Kayse Jama
Vice-Chair, Senator Dick Anderson
Members, Senator Tim Knopp, Senator Deb Patterson, Senator Janeen Sollman
900 Court St NE
Salem, OR 97301

Re: Support for Senate Bill 611

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

We 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.

Impact NW has been in the community for nearly 60 years working on our community's most pressing needs. Our mission is to prevent homelessness. In doing so, we work with 22,000 people a year in the Portland-Vancouver area with stabilizing and strengthening services to keep people housed. Our staff are on the frontlines of the housing and homelessness crisis, and pandemic recovery to help people access services such as housing, rental and energy assistance, other basic needs, and upstream supports so they can thrive. The people we work with are deeply affected by the high rents in Portland, making it hard to find and remain stably housed. The high rent costs put people at risk of displacement and homelessness. And, it forces families to make difficult decisions to pay for rent or forego other important costs like food and transportation.

SB 611 is an action that the legislature can take now to have an impact on our state's housing crisis. SB 611 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.
- 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.

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.

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

Sincerely,

Andy Nelson
Executive Director, Impact NW