

Submitter: Aje Amaechi
On Behalf Of: Freedom To Thrive
Committee: Senate Committee On Housing and Development
Measure: SB611

Dear Lawmakers,

Please take action and reduce high-rent homelessness by passing SB 611, as it sets reasonable, predictable rent increases for tenants. This bill is a crucial part of the Homelessness Prevention Package and focuses on establishing reasonable and predictable rent increases for tenants in our state.

The proposed bill is designed to provide several key benefits to renters. It aims to limit rent increases to 3% plus inflation, with a maximum increase of 8% during a calendar year. This helps to ensure that renters are not faced with extreme rent increases that could make it challenging for them to continue living in their homes.

Another critical aspect of SB 611 is its ability to close the existing loophole that exempts certain buildings from rent stabilization laws. The proposed bill will apply rent stabilization to buildings older than three years, providing more protection for tenants while also exempting new constructions.

The bill also increases relocation assistance to three months' rent to help tenants who have been displaced through no fault of their own avoid homelessness. It's worth noting that landlords with four units or less will be exempt from this provision. Additionally, there are no limits on rent resets between tenants.

The high-rent increases allowed under the current law are untenable, and they put many families in our state at risk of homelessness. The fact that some landlords have exploited the existing loophole to impose rent increases of 32%, 50%, or even more is concerning. Furthermore, when tenants get "no-fault" evicted, they are at risk of homelessness without adequate relocation assistance.

In our current economic climate, where many people are struggling to make ends meet, it's essential to support legislation that protects the most vulnerable members of our community. High rent increases are driving people out of their homes, and it's time for our lawmakers to take action to prevent this from happening.

As a community, we need to ensure that everyone has access to safe and affordable housing. Therefore, I urge you to support SB 611, a critical step towards reducing high-rent homelessness in our state.