

Submitter: Ashley Mumm

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Chair Jama, Vice Chair Anderson and Members of the Senate Committee on Housing and Development,

Committee members,

Thank you for your time. I am writing today to urge you to please vote "yes" on Senate Bill 611.

While I can understand where landlords are coming from, there are systemic issues that will never be solved without first making housing available to everyone. Everyone in Oregon deserves safe and stable housing but our high rental costs and housing inequities are forcing families out of their homes. While the Oregon housing market provides skyrocketing property wealth for landlords, renters have nothing to fall back on when their monthly costs rise beyond their paychecks.

This is just a first step in ensuring affordable housing for people all Oregonians. If landlords want to charge more for rent because their costs are rising, they can work to ensure Oregonians are paid more and that corporations and the ultra-wealthy in our country pay their fair share. With our system as it is now, Americans cannot afford to keep up with inflationary prices because they are not paid enough or in step with inflation. Being able to charge renters an inordinate amount that they cannot pay is not fair to them or landlords. As business owners, which these landlords are, they should know the risk that comes with owning businesses. AND they should know what's morally right.

Very few people can afford a 14.6% housing cost increase. Getting an increase that high may as well be an eviction notice for Oregon renters.

SB 611 is a reasonable approach. Allowable annual rent increases for current tenants will be more predictable for current tenants and more homes will be protected. And between tenants, landlords can charge whatever the market will bear for vacant units.

SB 611 does not solve all the inequities in our housing market, but it is an important step to more fairness and is an essential element in the legislature's response to the state's housing and homelessness crisis.

Please vote "yes" on SB 611 to prevent more high-rent homelessness in our

communities. After we clear this hurdle, we can address the other issues, like sub-par pay for workers, a lack of affordable healthcare, a lack of housing inventory, no paternal leave, and so on.

Sincerely,
Ashley Mumm