

# Senate Bill 611 / House Bill 2733

## Prevent high-rent homelessness

Oregon is in a high rent emergency and current laws are making it worse. Reports are pouring in:



In **Brookings**, 44 households in a 55+ mobile home community received 14.6% rent increases.



In **Eugene**, more than a dozen elders received rent increases over 14%.



In **Portland**, an entire apartment building received 50% rent increases.



In **Sherwood**, a family received a 32% rent increase and will have to leave their home.



Four in 10 Oregonians rent their homes and they already pay the **ninth highest rent in the nation**.<sup>1</sup>



The rent increases far outpace wage and Social Security increases.



Communities of color are more likely to be in financial distress. **More than 6 out of 10 renters** who were behind on payments live in communities of color last year.<sup>2</sup>



High-rent home loss is reaching a crisis level: More than 86% of court evictions are for non-payment<sup>3</sup> and Oregon has one of the fastest growing homelessness rates in the country.<sup>4</sup>

**Very few Oregonians can afford a 14.6% increase in housing costs.**

Lawmakers did the right thing passing SB 608 in 2019. **But we are now facing extreme inflation and the 2023 rate increase is an unreasonable 14.6%**. According to the federal Government Accountability Office, every \$100 increase in community median rent equals a 9% increase in local homelessness.<sup>5</sup>

**SB 611 is part of the Homelessness Prevention Package. It sets reasonable, predictable rent increases for tenants:**

- Limits rent increases to 3% + inflation with maximum increase of 8% during a calendar year.
- Narrows the loophole, applying rent stabilization to buildings older than 3 years, which increases the number of people protected while exempting new construction.
- Increases 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.
- Sets no limits on rent resets between tenants.

1. [kgw.com/article/news/local/oregon-rent-among-highest-in-country-according-to-new-report/283-ec40e58c-049f-4001-9cb5-eb2dd25ddbba](https://kgw.com/article/news/local/oregon-rent-among-highest-in-country-according-to-new-report/283-ec40e58c-049f-4001-9cb5-eb2dd25ddbba)

2. [jchs.harvard.edu/blog/renter-financial-distress-has-been-concentrated-high-poverty-neighborhoods-and-communities](https://jchs.harvard.edu/blog/renter-financial-distress-has-been-concentrated-high-poverty-neighborhoods-and-communities)

3. OJD Data; see <https://olis.oregonlegislature.gov/liz/2023R1/Downloads/PublicTestimonyDocument/50686>

4. [huduser.gov/portal/datasets/ahar/2022-ahar-part-1-pit-estimates-of-homelessness-in-the-us.htm](https://huduser.gov/portal/datasets/ahar/2022-ahar-part-1-pit-estimates-of-homelessness-in-the-us.htm)

5. [gao.gov/products/gao-20-433](https://gao.gov/products/gao-20-433)

SB 611 and the Homeless Prevention Package is endorsed by:



To learn more and join the coalition, go to [StableHomesOR.org](http://StableHomesOR.org)

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