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House Democrats Provide Economic Relief for Renters, Keep Oregonians Housed

Senate Bill 611, a rent stabilization bill, now heads to the Governor's desk

SALEM, Ore. - Today House Democrats passed Senate Bill 611, a rent stabilization bill that will bring economic relief to thousands of Oregon renters, flexibility for landlords to continue generating income for mom and pop businesses, and prevent many Oregonians from losing their houses and adding to the homelessness crisis.

At a time when Oregon is experiencing some of the highest rates of homelessness, this bill will provide immediate support for renters and complement the important work Democrats are doing to increase housing production.

"We've heard from thousands of Oregon renters –their rents are too high, their ability to care for their families is at stake. We must listen to them," **said Representative Andrea Valderrama** (D-Outer East Portland), **chief sponsor of the bill**. "This bill is about what we can do today as we build for tomorrow. At a time when Oregon is experiencing some of the highest rates of homelessness in the nation, we cannot afford to let rent spikes go unchecked"

"As a former mayor I saw firsthand what happens when people can't afford rising costs and their salaries don't keep up," **said Representative Mark Gamba** (D-Milwaukie), **chief sponsor of the bill**. "This is an important step that we can take to help families afford the rent and prevent more homelessness."

Senate Bill 611 provides renters the security of knowing their rent won't increase over 10% and the flexibility for landlords to continue their businesses. The bill does this through:

- **Rent stabilization, Not Rent Control.** Unlike rent control, rent *stabilization* provides that landlords can reset the rent between tenants to market rates. Current law allows for rent to be set at market rate adjusted for inflation plus 7%. This legislation would set rents at the rate of inflation and has a cap of 10%. While rent stabilization protects all tenants, it especially benefits low-income tenants, seniors, Black and Brown communities, women-headed households, persons living with disability and chronic illness, families with

children, and others who have the least choice in the rental market and are most susceptible to rent gouging.

- **Flexibility for landlords.** In addition to the CPI adjustments, this bill continues to exempt new construction, and allows landlords to reset rents to market rates in between tenancies in the same way they can under current law.

There is a [direct relationship between rising rents and rising homelessness](#). If Oregon does not stabilize rising rents, more people will become homeless. Rent stabilization can immediately address rising costs of living and provide relief for families choosing between prescription medications and keeping a roof over their heads.

Earlier this session, the Legislature worked together to quickly pass the [Affordable Housing & Emergency Homelessness Response Package](#), which ramps up our housing production build more, faster. The Package invests millions in innovative, Oregon-built housing solutions like modular homes and funds rental assistance, which provides security to renters and housing providers alike.

The bill passed 32-18 and now heads to the Governor's desk.

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