



January 31, 2016

House Committee on Human Services and Housing
Oregon State Capitol
900 Court St. NE
Salem, OR 97301

Re: Support for HB 4001

Dear Chair Keny-Guyer and Members of the Committee;

The purpose of this letter is to express the support for HB 4001 shared by Habitat for Humanity of Oregon and the 30 Oregon Habitat for Humanity affiliates we serve.

In rural and urban communities throughout our state, families are struggling to find an affordable place to live. As affordable homeownership developers, Habitat for Humanity affiliates have seen a disconcerting increase in the number of qualified applicants coming to us for help. We believe that the time has come to provide basic tenant protections that will increase housing stability for Oregon's renter families and allow cities to use inclusionary zoning as a local housing solution.

Good tenants should not fear suddenly losing their homes through no fault of their own or asking for repairs because they risk retaliation. (All too often, while conducting home visits, we see renters living with visible mold, holes in the kitchen floor and appliances that don't work.) Oregon's record-low vacancy rates, combined with large rent increases, mean that renters need extended notice for rent increases and no-cause evictions. Both sudden rent increases and evictions can have devastating consequences, including homelessness.

By promoting local municipalities' opportunity to regulate and plan for inclusive housing, HB 4001 provides much-needed flexibility to address a shortage of available housing that is reaching crisis proportions. We believe it's appropriate to let local communities determine the parameters around their own inclusionary housing programs. Please lift the statewide ban on inclusionary zoning and pave the way for important community discussions on how best to maximize the construction of new affordable housing units

Thank you for your dedication to improving the communities we all share.

With tremendous respect,

A handwritten signature in blue ink that reads "Shannon Vilhauer".

Shannon Vilhauer, Executive Director

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