

Chair Keny-Guyer and members of the Committee:

I'm Pamela L. Martin, from none and I live in Eugene. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I moved into my "low income" housing on August 3, 2013. My rent has been raised 3 times in less than 2 1/2 years. I am on a fixed income, I only get so much money a month. Raises for SS recipients are few and far between. I fear I will soon be homeless if this keeps going up yearly. Residents that have lived here for 5 or more years told me they raise the rent every year. This apartment complex is HACSA housing. How is this fair? And why are we allowing landlords to put people out into the streets? My last landlord gave me a "no cause" eviction because I stood up to him after 2 years of being brow beat by him because he knew I had no where else to go. On my income I have a hard time trying to save any money, so moving is out of the question because I have no money to move. There are a lot of people evicted so landlords can raise the rent when they get a new tenant.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Pamela L. Martin

Chair Keny-Guyer and members of the Committee:

I'm Emily Schnipper, from Community Alliance of Tenants and I live in Milwaukie, OR. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I'm an Oregon voter and a volunteer at Community Alliance of Tenants. Each week, I speak to people on our renter's rights hotline who are dealing with violations of their rights, like illegal evictions, illegal fees, and uninhabitable dwellings. I live near Portland where homeless camps are a constant fixture. No one seems to be talking about the fact that a major way to prevent homelessness is limiting extreme rent increases and unfair evictions. As a renter myself, I have been forced to leave my community due to lack of affordable housing. Now, where I'm currently living, I'm aware that my rent could double after my current lease is over. I already pay 50% of my income in rent, and this lack of any knowledge about my housing future is a constant source of stress. Please support the measures to increase housing stability, it would make a difference in the lives of so many people.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Emily Schnipper

Chair Keny-Guyer and members of the Committee:

I'm Ethan harrison, from and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

To whom it may concern,

I am a resident of portland going on three years now. In 2013 I was able to find a two bedroom apartment in central NE Portland with little effort. I work at a grocery store ten blocks from my house and I love it here. My apartment was sold to an out of state management company in 2015. Within three months we were notified of our rent increase of \$160. My management company was sure to remind in writing that "this increase is still well below market value". This has put a significant financial burden on myself and my roommate.

Human migration is an inalienable right that should be welcomed as naturally as the Spring cherry blossoms. We must also be responsible to our tender working class communities who live as I do- paycheck to paycheck.

Inclusionary Zoning is a step toward caring for the entirety of portland. It will help us cope with the tenacity of builders who don't have to care for the suffering that their concrete and nails engender for generations to come.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Ethan harrison

Chair Keny-Guyer and members of the Committee:

I'm Eric Z. Eisberg, from Community Alliance of Tenants and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

This summer, I received a no-cause eviction from a place I had lived in for a year and a half. I was able to quickly find another room, but received a second no cause eviction two weeks later. Because I'm young, single and had a little cash set aside, I was able to find another place, although I did have to rent a guest room at a generous friend's house for a month. It was very stressful.

I'm also an inveterate long distance walker, and often walk my commute from NW Portland 10 miles back to my place in Woodstock. In the last year, the homeless population has exploded. Huge camps are set up under all the bridges and overpasses, and are filled with people on the street for the first time in their lives. The damage to their health and financial well-being must be enormous.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Eric Z. Eisberg

Chair Keny-Guyer and members of the Committee:

I'm Heather Sielicki, from [redacted] and I live in Eugene. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

There are over 700 people unsheltered every night in our community. There is not enough market rate affordable housing available. We have an urgent need for low cost shelter options.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Heather Sielicki

Chair Keny-Guyer and members of the Committee:

I'm Cheryl Green, from [redacted] and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I am an active member in the traumatic brain injury (TBI) community, and I support tenants' rights. A huge proportion of people without homes have a TBI history, and living on the streets is a major risk factor for getting another. I have seen people become homeless from TBI. Keeping our legislation the way it currently is will lead to even more people losing their homes, leaving them to rely on ER care, losing access to basic amenities needed to stay healthy, losing their belongings, and becoming dependent on more social services. Points such as increasing notice from 60 to 90 days will help people with all types of disabilities, including cognitive impairments from TBI, to take control over their situations and allow them to better search for support to solve issues with landlords.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Cheryl Green

Chair Keny-Guyer and members of the Committee:

I'm Donna Riddle, from Ms. and I live in Springfield. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I volunteer for a free medical clinic and talk with people who have become homeless for a variety of reasons. The lack of affordable housing keeps many of these people priced out of the housing market. Please help create more affordable housing.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Donna Riddle

Chair Keny-Guyer and members of the Committee:

I'm Sharon Nielson, from The Nielson Group, LLC and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Affordable housing is an issue that requires multi-agency attention and commitment. Funding for affordable housing units should come from not only OHCS but DHS, OHA, Economic Development, and/or Corrections. Housing instability is a social, cultural, racial, and economic issue. Lifting the ban on inclusionary zoning is a start but it must be accompanied by a multi-disciplinary source of financial and social subsidy to the project, the developer, the owner, and the property manager in order to ensure successful residency and sustained affordability. Consider in any of these proposed solutions to the affordable housing crisis, bringing all interested parties to the table to commit the subsidy necessary and the ongoing community support that is required to achieve thriving communities in Oregon.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Sharon Nielson

Chair Keny-Guyer and members of the Committee:

I'm Martha Perez, from BSHC and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I recently became homeless, due to domestic violence, because my husband, manipulated the housing lease rules, and he refuses to take his name off of our lease, in order to stalk me from my own home. Due to restraining orders, neither one of us, can be anywhere near each other. However, my husband has the upper hand, for the time being, until I can consult with my legal team, to override what has occurred. Meanwhile, I am trying to make a fresh start, and stay positive. Please, share my story with decision makers, because domestic violence, continues to threaten access to housing that is affordable, and safe. Thank you.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Martha Perez

Chair Keny-Guyer and members of the Committee:

I'm Laura, from [redacted] and I live in Portland, Oregon. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

My husband and I were literally unable to obtain a dog friendly rental that cost less than our combined incomes and within an hour public transit commute to work. What few places were on the market had over 100 applicants within the hour that it was posted. The complete lack of rental property in Portland is atrocious, the ever-increasing rents are absolutely unsustainable and the AIRBNB takeover of precious housing units has got to stop. I've watched several houses in my old neighborhood sell and be used exclusively as a vacation rental. Where are we, the office managers, receptionists, retail workers, and bartenders supposed to live?!?

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Laura

Chair Keny-Guyer and members of the Committee:

I'm Tanya Woodard, from and I live in United States. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I was given a 60 day no cause notice to vacate on 7/11/15. This would fall on the expiration of my 1 year lease. I was never late on rent, lived alone, and caused no problems. The reason? We want possession of the property back.

I was rendered homeless. I had major surgeries. They gave me no opportunity to even see if it was because they were raising the rent. This is a 100+ apartment complex. I've been living with my daughter and granddaughter in a 1 bedroom since.

This is so wrong to do to tenants. For NO reason. I don't believe there should even be a law for no cause notices to vacate! In any time frame.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Tanya Woodard

Chair Keny-Guyer and members of the Committee:

I'm Camela Raymond, from [redacted] and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I hear story after story from people I know. People having their rents hiked substantially, at least once a year: people repeatedly getting kicked out of apartments when properties flip; and people simply having an extremely hard time affording rent that is rising much faster than their wages. I've heard it from one of my child's daycare providers, who can barely afford the small apartment where she lives with her partner, from a friend and single mom who owns a small business and has a severely disabled child; from a friend and single mom who works as an independent consultant. These are people who are contributing to our community and working hard every day, but who can barely make ends meet because of rising rents. Please make affordable housing a priority this session and pass the funding and regulatory we need.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Camela Raymond

Chair Keny-Guyer and members of the Committee:

I'm Jill L Neill, from Renters and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

30 yr self-employed senior renter being priced out by huge rent raises. Need rent voucher to help keep me in my home. Cheaper than moving which will cost me financially (current clients & employment plus loss of income, moving costs, and travel costs post move), psychologically (anxiety sufferer), physically (packing and lifting - not young & strong), and emotionally (loss of community). Please Help!

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Jill L Neill

Chair Keny-Guyer and members of the Committee:

I'm Linda Jo Devlaeminck, from Community of Hope and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Many of the families that contact Community of Hope for housing have been looking for affordable housing and can't find it. Please make it possible for low income families to find a safe place to live so they and their children can face life's challenges from a stable home.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Linda Jo Devlaeminck

Chair Keny-Guyer and members of the Committee:

I'm Maria Mendoza, from CAPECO and I live in Hermiston. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Yes we see the need throughout our community more often. It is hard in rural Eastern Oregon we don't have enough housing to meet the cost of living for folks in our county. Or the fact that landlords will not rent to folks with less than stellar credit or with legal problems. Or loss of jobs due to downsizing or medical issues they can not pay their rent.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Maria Mendoza

Chair Keny-Guyer and members of the Committee:

I'm Eric Canon, from Interfaith Committee on Homelessness and I live in Forest Grove. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

On social media I see constantly people needing housing and unable to find something they can afford. I am a landlord. Last time I had a vacancy I had seven applications and all were suitable qualified tenants desperately looking for a place. Imagine what more marginal folks encounter who struggle to make ends meet. We simply must take action.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Eric Canon

Chair Keny-Guyer and members of the Committee:

I'm Jason Nova, from [redacted] and I live in Portland, OR. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Portland and other larger cities in Oregon are facing a unprecedented housing crisis that is being aggravated by foreign and out of state investors buying properties then using no cause evictions to mass evict long time good tenants to renovate, demo and raise rents.

Oregon is also seeing more and more landlords using no-cause evictions as their go to eviction because they do not have to give any reason and can use this in a retaliatory manner with no chance of a tenant winning in court.

Now is the time for lawmakers to act boldly and stand up for tenants.

Oregon has the weakest tenant protections on the west coast and Oregon lawmakers need to stand bold for tenants and stop being beholden to industry lobbyists.

Who does the legislature serve? Voters or big corporate interests?

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Jason Nova

Chair Keny-Guyer and members of the Committee:

I'm Mel Reslor, from [redacted] and I live in Portland - NE (Cully area). I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Do this minimal thing. Basic housing for all is the bolder and long-term goal.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Mel Reslor

Chair Keny-Guyer and members of the Committee:

I'm vicki petrotta, from Renters Unite and I live in portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

vicki petrotta

Chair Keny-Guyer and members of the Committee:

I'm Jes Larson, from Welcome Home Coalition and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

In the Portland metro region we have a comprehensive system of emergency services for families and individuals experiencing a housing crisis. This network of smart, dedicated and innovative advocates is failing our community because we lack one thing: affordable homes for families to live in. Its time Oregon stops fussing around the edges of homelessness, domestic violence and mental health. We need to whole heartedly address the root causes of our crisis: economic inequalities, rising housing costs and nowhere for families to afford a roof over their head. Please commit your 2016 to real solutions for our housing crisis: renter protections, affordable homes and smart, inclusive zoning.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Jes Larson

Chair Keny-Guyer and members of the Committee:

I'm Hyung Nam, from [redacted] and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I am a Portland Public Schools teacher, an active member of my union, and a volunteer for Health Care for All Oregon and other groups. I also own and rent a unit in my owner occupied duplex. Housing is an issue that affects not only my students and education today, it will also affect the futures of my students. Along with low and stagnant wages, it is a fundamental issue for too many Oregonians who struggle just to make a living. Our problems will only get worse as more and more people move into our city and state. As a landlord, i know how the system is rigged to favor landlords with tax policies that subsidize the wrong people. Landlords have too much bargaining power right now and too many people are being taken advantage of. We need rent control, a tenants' bill of rights, inclusionary zoning for actually affordable homes (zero to 50% local median income), public housing and housing coops, etc. The need is dire. You must act immediately. Our lack of a policy means that the public pays huge costs with criminalizing houseless people, increased emergency room costs, etc.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Hyung Nam

Chair Keny-Guyer and members of the Committee:

I'm Whitney Walker and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Due to the housing crisis, I have been wrongfully evicted from my housing several times in the past 4 years. Last summer 2015, my partner and I spent all summer, from June 21-october 21, being homeless and moving around from place to place because we couldn't find decent affordable housing in north Portland. We took mercy on our friends so that we wouldn't end up on the streets, which would have been a death sentence, as we both have health challenges. I have personally received several no-cause evictions from greedy landlords who wanted to rent to people willing to pay more, kicking me out as a disabled individual, who has no protection or available resources, as there are no lawyers or public representatives in existence to help people who are wrongfully kicked out of their homes. Because of the housing nightmare, we were forced to relocate to a completely different part of Portland, to deep SE which has the highest crime rate in the city. We are now surrounded by homes that have been foreclosed on and have been taken up by squatters and transient tweakers who are involved in a series of drug & stolen goods/bicycle gangs. This is very alarming, since leaving the security of St Johns.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Whitney Walker

Chair Keny-Guyer and members of the Committee:

I'm Amanda Reed and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

As a PTA member and volunteer coordinator at our neighborhood public school, Vestal k8, I am consistently hearing from our families (not only but especially our non-white and immigrant/refugee families) that affordable single-family housing is becoming more and more impossible to find. Our rich and diverse community is at high risk for not only losing those precious qualities but also at causing further displacement and hardship (financial, practical, emotional, education) for so many families who have had to work hard and/or are currently working to overcome hardship already.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Amanda Reed

Chair Keny-Guyer and members of the Committee:

I'm Hillary and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Hillary

Chair Keny-Guyer and members of the Committee:

I'm jamie halverson and I live in portland, or. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Wages are not keeping up with inflation in property tax, mortgage payments, and rent.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

jamie halverson

Chair Keny-Guyer and members of the Committee:

I'm Scott Taylor and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Mass homeless and minorities being forced out of Portland metro at a disturbing rate.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Scott Taylor

Chair Keny-Guyer and members of the Committee:

I'm Cat Wurdack and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have been a tenant for 5 years in a month-to-month lease apartment in a community of 33 fellow renters in Montavilla (SE Portland).

Recently, difficulties arose with one of the managers who has a brain injury and is not able to process complex feelings.

I've made this my home for 5 years and if this woman decides irrationally (and she can) to evict me for personal reasons, she can.

It would be extremely difficult for me to relocate in 30 days. Particularly in this market.

Renters contribute to the neighborhood. We frequent cafes, eat in restaurants, walk our dogs.

Renters should be referred to as residents; we should be treated as valued members of the community and not people that can be eliminated in 30 days without just cause (e.g. property destruction non payment of rent.)

The 90 day time period for a no cause eviction is more humane. But why allow no cause evictions in the first place?

No cause evictions leave room to displace otherwise good tenants for frivolous reasons.

That's not good for people and it's not good for Portland. No one who is a good paying, respectable renter should be put in that position.

Thank you

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Cat Wurdack

Chair Keny-Guyer and members of the Committee:

I'm Vivien Lyon and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I represent tenants in disputes with their landlords, including evictions. I am contacted every day by people who are at risk of becoming homeless because they receive an eviction notice. Sometimes I am able to negotiate with the landlord to get these folks more time. Sometimes they have a positive defense against the eviction, such as habitability defcets. But a family's ability to have stable habitation should not depend on the whim of a landlord's mood, nor on whether the dwelling unit might have had poorly maintained facilities. And when a large rent increase forces a person or family out of the city entirely, who benefits? Certainly not the people who depended on that person's labor - they disappear from the market entirely, often needing to leave the region or even the state. We have a major human-made crisis on our hands, but it is eminently within our ability to turn the tide.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Vivien Lyon

Chair Keny-Guyer and members of the Committee:

I'm Carole Scholl and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

While developers get rich by demolishing homes to put in unaffordable housing, my neighbors in Montavilla are being forced out of apartments as rents are raised. Portland doesn't care anymore for Portlanders and it is tragic.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Carole Scholl

Chair Keny-Guyer and members of the Committee:

I'm Elizabeth Maxon and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

We've been living in our home for almost nine years. The plan was to buy this home. Our landlord is friend so we're lucky to be able to stay here a while longer. But we have priced out of the neighborhood. And because we've been homeowners before we are not eligible for help on the down payment. Except though programs that are always underfunded and gone before we can get to it. We could afford to pay the mortgage if it was reasonable. We rent for \$1100 now. But we are having trouble getting cash together for a down payment. And now with the last two years soaring home prices we can no longer afford to buy this house. My partner is 62 and I'm 55 and frankly I'm terrified about where we can go when we have to leave. Foolishly I guess we planned our future to be in this house.

It's happening all over our neighborhood. Montavilla has long been a wonderfully diverse working class neighborhood but it's turning untouchable except for the trust fund white kids.

One of our neighbors who own their home had the chance 2 yrs ago to give their kids the opportunity to live in a multigenerational housing situation. They went for it renting their home but with the plan to return in two years. That's this summer but they aren't sure they can afford to return to their home. It's crazy when the sky high rent prices keep you out of your own home. They're moving to eastern Washington instead because they can afford that.

I don't get. I'm completely heartbroken about our beloved city disappear before our very eyes.

I want to live in this house I want to buy it. I want to stay here in the place I know my neighbors where we are family.

Worried,
Elizabeth

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Elizabeth Maxon

Chair Keny-Guyer and members of the Committee:

I'm margaret m shannon and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have lost lovely neighbors; young families who could not afford the rent increases. I have homeless sleeping on my street in the bushes and near the bus stop. I live in Arbor Lodge 3 miles from the homeless camps on Greeley. We have all these new apartments on Interstate but nothing affordable. Help ! We need to change our housing policies.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

margaret m shannon

Chair Keny-Guyer and members of the Committee:

I'm Anna Bonin and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I think a lot of landlords are just out for themselves! I live in a large complex and each of s were raised 10% this year close to it last year- My rent is half of my income, even on Homeforward. This is not including my utilities and could leave myself and granddaughter homeless. I looked for 2 months and found nothing nothing. This is also effected my health.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Anna Bonin

Chair Keny-Guyer and members of the Committee:

I'm Susan Daly and I live in Portland, OR. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I'm a state employee and started about ten months ago having moved from the private sector.

I started at Admin Asst 1 Step 2 pay and let me tell you this was a decrease in pay. But I made this move because I wanted to support the states work to do good things.

Housing affordability is so out of balance right now that a gainfully employed state worker like myself cannot afford to live in Portland, Oregon.

I think when we talk about affordable housing we need to speak about affordable housing for gainfully employed not just for those within a percentage of the poverty level.

I consider myself to be middle class and I am being priced out. The state wont pay better for its step salary system and the state also ties the hands of cities and does not allow them tools to address this crisis.

What happens when state workers, firefighters, police and others cannot afford to live in Portland?

You need to act now!

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Susan Daly

Chair Keny-Guyer and members of the Committee:

I'm Damian Miller and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have seen too many friends and co-workers leave the city, faced with impossible rent increases. I see too many people who were once marginally housed living outside.

I don't think we think of ourselves as a state that summarily kicks out the poor and the elderly the moment the wealthy develop a taste for a neighborhood or city. But in our laws, that's what we are. And that's what's unfolding in Portland right now. We can do better. We can and should behave like a community. This bill gets us closer to that vision.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Damian Miller

Chair Keny-Guyer and members of the Committee:

I'm Anna E Kirkpatrick and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I see and feel the impact of Portland's "boom" both professionally and personally. As an employee of a nonprofit, earning far below a livable rate, I would be unable to afford more than the amount I currently pay. I live in a house with my landlord and four other tenants. This is not ideal, but I am ever so grateful to rent from a kind and reasonable person who has not raised my rent in three years.

My employment puts me in contact with those who are living in cars, on the streets, in shelters, and on couches of friends. Older adults and those living with disabilities struggling to relocate as their fixed incomes can't compete with the non-existent turnover rates of what little affordable housing does exist. Unable to stay in their apartments or homes as owners sell, management companies renovate, rents are raised out of reach.

More time to find units that don't exist, is not a solution, it's a small step in the right direction. In addition to rent control, inclusionary zoning, and expansion of federal programs funding rent assistance and housing choice vouchers, I think an unexplored area full of potential funding is the booming recreational marijuana market.

It's time to make a commitment to housing the most vulnerable in the city they love.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Anna E Kirkpatrick

Chair Keny-Guyer and members of the Committee:

I'm Valerie Kurkas and I live in Portland, OR. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have a decent landlord. He doesn't raise the rent over 10% per year. But we've seen a 25% increase over the last three years. If I'm lucky, I get a 3% cost of living adjustment once a year. I'm unsure what my landlord will do under pressure and I'm terrified because my roommate and I are each just living paycheck to paycheck. I make over \$40K and I work very hard. I should not be worried about becoming homeless or having to move from a city I've loved so much. No, I don't have a sob story about being priced out of my home. However, I worry about it every single day of my life. I worry also about my neighbors who have had to move out. And I worry about the sheer number of houseless families living on Portland's streets because of this crisis. Economic growth is a beautiful thing. But when it actually causes more harm to the original residents of a community, there is something wrong. That something is not a "free" market. There's nothing "free" about this market.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Valerie Kurkas

Chair Keny-Guyer and members of the Committee:

I'm Alexandra Anderson Beaulieu and I live in Fairview. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I live in a mobile park. I am a recent college graduate. I volunteer in many capacities just to keep calm and carry on, as they say.

Two decades raising kids, working, and going to school (and graduating) has landed my family in poverty. Living with my husband, we occupy a 100 square foot home. Our community of housing is a forced economic tragedy.

33,000 (known) Portland residents displaced in 2015.

An expected 77,000 are in danger this year.

The entry level job market is flooded. Most jobs above entry require masters level or higher and/or 5+ years experience.

Wages are not high enough to meet market demands for even studio apartments.

Banks have stolen houses.

Inclusionary zoning and rent control are banned in this state.

Homecare workers are exploited left and right!

Since our elected government officials have not been willing as of yet to support the working class, then it is time that we replace our leadership.

Consider this an eviction notice for your position, unless you step up and make living, affordable!

-Alex Anderson Beaulieu

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Alexandra Anderson Beaulieu

Chair Keny-Guyer and members of the Committee:

I'm Bud Feuleless and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have many friends who work as bartenders, baristas, in retail or food service. It seems almost weekly I hear on Facebook from someone, especially from friends in the trans community, who have suffered a no-cause eviction and are finding that they can not find a new roommate arrangement in their price range anywhere near transportation that can get them to work reliably.

I also cycle the Springwater Trail regularly and talk to the ever-increasing houseless population there. Originally, these were small groups of mainly addicted and mentally ill men. Now, I am seeing so many families, women, children, people with learning disabilities, and more, added to these numbers. They live in a place where running water, sewer, and even more importantly SAFETY, are completely absent. Many I speak to are working at least part time, but can't afford a deposit. They instead are victimized by regular sweeps that have deprived them of their few possessions (did you know that an ID is required to get your possessions back after a sweep? What if those were taken in the sweep or stolen earlier?). We need housing that offers families the opportunity to get back on their feet, to offer a future for their children, and to keep our country from becoming the 3rd world.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Bud Feuleless

Chair Keny-Guyer and members of the Committee:

I'm Rachel Pinkston and I live in Bend. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Rachel Pinkston

Chair Keny-Guyer and members of the Committee:

I'm Marion Craig and I live in Bend. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have experienced, and had to be relocated due to poor property management and lack of work and relocated back to Bend for employment for such I have but having to roomate being for lack of housing available in Bend. My co-workers either roomate or have to live over a half a mile out to have a place to live. I have a friend with her son whom is a VET and his girlfriend and child living in a mold-infested apartment and having a hard time getting the landlord to clean it all up and in dire need to find another place to live.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Marion Craig

Chair Keny-Guyer and members of the Committee:

I'm Jolene Guptill, Beaverton Social Justice League and I live in Beaverton, OR. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I live in Beaverton where we have the highest rate of homeless students in the state 6 years in a row. We need to provide affordable and stable housing for our families now.

I have friends and family receive no cause evictions or \$175/mo rent increases.

Now is the time to fix this

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Jolene Guptill, Beaverton Social Justice League

Chair Keny-Guyer and members of the Committee:

I'm ROSE Community Development - Sherrena Saint Preux and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I am currently working with families who are in fear of losing their housing due to high and frequent rent increases. Most of the families I work with have young children and are facing having to move their children to a different school should they be forced out of their neighborhood school.

The families also report being in fear of reporting maintenance and repair issues for fear that they will be evicted.

The stress they experience daily adversely affects their health and the health of their children.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

ROSE Community Development - Sherrena Saint Preux

Chair Keny-Guyer and members of the Committee:

I'm Alicia Hinojosa and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I have witnessed families become homeless as a result of sudden no-cause evictions or rent increases. Most of these families had children residing in the household. This affects their schooling and does not promote any stable housing. Please help our neighbors, family, and friends keep their homes intact.

Thank you,

AH

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Alicia Hinojosa

Chair Keny-Guyer and members of the Committee:

I'm Dona Marie Hippert and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I am a solo practice attorney with a focus on elder law and consumer law. Through my work with Legal Aid Service of Oregon's Senior Law Project, I have encountered senior citizens faced with the prospect of homelessness when a complex-wide rent increase is instituted and there is no affordable option available. No decent, civilized society discards its elderly and vulnerable citizens in this manner. Please act to remedy this serious situation.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Dona Marie Hippert

Chair Keny-Guyer and members of the Committee:

I'm Michelle Cady, Cornerstone Community Housing and I live in Eugene OR. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

In Lane County, we are currently experiencing a major housing crisis, that includes a broad spectrum of issues from Homelessness, to Homeownership.

We know that affordable housing is one of the best investments we can make in our community to help families succeed. We also want to ensure that nobody becomes homeless as a result of student no-cause evictions. These evictions affect children's ability to succeed in school and their parents ability to maintain health and stable employment.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Michelle Cady, Cornerstone Community Housing

Chair Keny-Guyer and members of the Committee:

I'm Chriset Palenshus and I live in Roseburg. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

In my rural community there is not enough affordable housing options. I volunteer at a warming shelter and see people who cannot afford high costs of rent and are forced to camp, some can pay for a storage unit to keep their things dry and safe. Many people remain in unhealthy housing situations because they cannot afford to get something better. My son and I had to move three times in one year and it was extremely hard on both of us. Now that we have had a stable living situation our lives have become so much smoother. Please focus on housing for those that need it most. Thank you!

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Chriset Palenshus

Chair Keny-Guyer and members of the Committee:

I'm Tara West and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Tara West

Chair Keny-Guyer and members of the Committee:

I'm Margaret Bax and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

The cost of housing continues to increase in communities across the state leaving more and more families without stable homes. Government can't ever build enough low rent housing and shelters to meet the growing need. Please remove the preemption on Inclusionary Zoning and allow local communities to use this basic zoning tool to get some lower cost housing without the government having to fund every one. Level the playing field so all developers build some smaller, more modest apartments and homes in communities that match the incomes of the folks who live and work there.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Margaret Bax

Chair Keny-Guyer and members of the Committee:

I'm Karen Petrie and I live in Portland. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

A year and a half ago, our landlord of a decade and a half had to sell our duplex...he only ever raised rent once from 595 to 630....he paid water, sewer, and trash....a month after the sale, new agency raised the rent 65 percent and handed me the other utility bills as well, roughly 100 a month....so, we've sweated through it, worked extra hours, with no sense of security for a year and a half. THEN...I see a small shred of compassion from my employers and they granted us a very small raise a few days ago.....not 24 hours later, rent increase in the mail....20 percent more in 90 days, my share of the increase is double what my raise will be....one small step forward, someone is waiting there to knock you back down...so so exhausting...so discouraging. We need help! We work hard and need some sense of safety.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Karen Petrie

Chair Keny-Guyer and members of the Committee:

I'm Beth Asmann and I live in unincorporated Washington County - Beaverton School District. I am writing to ask for your support for basic tenant protections that will increase housing stability for Oregon's renter families as well as allowing cities to use inclusionary zoning as a local housing solution.

I live in Beaverton where we have the highest rate of homeless students in the state 6 years in a row. We need to provide affordable and stable housing for our families now.

Good tenants should not fear suddenly losing their homes or facing large rent increases, both of which can have devastating consequences, including homelessness. Tenants should have at least 90 days' notice for no-cause evictions and rent increases, and be protected from retaliation. We also need to allow cities to choose inclusionary zoning as a local solution to create more affordable units and diverse communities.

We must act now to help renters maintain housing stability and to increase the number of affordable units. I hope that you will support these measures. Thank you for your service.

Sincerely,

Beth Asmann