



CITY OF
PORTLAND, OREGON

Charlie Hales, Mayor
Amanda Fritz, Commissioner
Nick Fish, Commissioner
Dan Saltzman, Commissioner
Steve Novick, Commissioner

February 1, 2016

Representative Keny-Guyer, Chair
House Human Services and Housing Committee
900 Court St, NE, Hearing Room E
Salem, OR 97301

Dear Chair Keny-Guyer and Members of the Committee:

We write in support of HB 4001. This legislation provides tenants with new protections from no-cause evictions and excessive rent increases and restores important tools to local governments to increase the supply of affordable housing in new developments.

The City of Portland and communities across our state are experiencing an unprecedented affordable housing crisis. We strongly support lifting the preemption on inclusionary housing ordinances including the ability to create long-term affordability in **new** multifamily developments. Although homeownership opportunities are an important part of addressing affordable housing, the greatest need in the Portland area is affordable rental units for low and moderate income families. Roughly half of all households in Portland are renters and 66 percent of renter households earn less than 80 percent of area median family income. At the same time the average monthly rent for new rental housing is \$1,954, or \$23,448 per year. As a result, it is increasingly difficult for working families to live in neighborhoods close to where they work and where their children attend school.

We also support protections for tenants from no-cause evictions and excessive rent increases. As of October, 2015, Portland has the highest rental growth rate in the nation. Record high rents, coupled with record low vacancy rates, are creating instability for many Portland families and aggravating the housing crisis. In response, the City recently enacted an ordinance that provides 90-day notice for no-cause evictions and 90-day notice for rent increases of 5 percent or more in a 12-month period. We support expanding similar protections to tenants statewide.

We commend the Legislature for taking up these urgent issues during the short session and urge your support.

Sincerely,

Charlie Hales
Mayor

Amanda Fritz
Commissioner

Nick Fish
Commissioner

Dan Saltzman
Commissioner

Steve Novick
Commissioner