

Chair Keny-Guyer and members of the Committee:

I'm Sharon Poynter, Community of Christ Portland 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.

Our congregation works with Human Solutions and House homeless families about 7 weeks a year, providing a safe place to spend the night and providing a hot evening meal and breakfast in the morning. The need is so great in Portland. We support efforts to end homelessness. These proposals will help change the status quo.

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 Poynter, Community of Christ Portland

Chair Keny-Guyer and members of the Committee:

I'm Corina Reynolds Stearns 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.

My family has rented a small house in Portland for nearly a decade, and in the past 2 years we have had several crippling rent increases--two of which occurred in just the past 3 months, in fact. Our landlord says he's simply "keeping up with the market", but if the so-called market keeps going the way it is, we will find ourselves without a home. There is literally no place for displaced renters to go in the city. Everything is too expensive for moderate-and low-income individuals. My husband and I are from Portland, and we work hard in the community. He's a teacher and I work with nonprofit groups. We have been trying to buy our own house for a year, but unfortunately that dream seems to be out of reach due to high costs as well. Landlords seem to only consider their "investments" and how much profit they can gain from them, but these are our HOMES. Please give us a chance to live without fear of eviction or drastic rent increases!

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Sincerely,

Corina Reynolds Stearns

Chair Keny-Guyer and members of the Committee:

I'm Norah McKenna 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.

The lady next to my apartment had to move in with her aging mother after the last rent update. I live on social security and every time they raise the rent am in danger of being homeless. Senior citizens all over this city are being shoved out of their homes by the constant rise in rent. :(

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Sincerely,

Norah McKenna

Chair Keny-Guyer and members of the Committee:

I'm Tina Stone and I live in Woodburn. 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 associated with several people that have had problems with their landlords or the management companies employed to care for the properties. Eviction notices and/or rent increases have followed maintenance and extermination requests. Most of these requests are not properly tended to, either by sending someone not qualified to do the work or by ignoring the request all together. Some residences (not all) are single out to have their living areas "inspected" for "cleanliness". The company resorts to scare tactics and intimidation. One disabled tenant on Section 8 is harassed to the point of tears. Another tenant with small children has an ancient heater that has not worked all winter. Community areas are not maintained. Debris collects in the laundry room, hallway, and stairwell. Light bulbs and smoke detector batteries need replacing. Leaks are left to fester and spawn mold and bugs. Yet, every few months a notice is sent to increase rent or evict someone demanding immediate and finite 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.

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Sincerely,

Tina Stone

Chair Keny-Guyer and members of the Committee:

I'm Margot Black, Portland Tenants United 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 name is Margot Black, I'm a full time mathematics instructor at Lewis & Clark College. My husband and three children reside in the Hillsdale neighborhood.

I have had two no-cause terminations of tenancy. The first was in 1998, when I was a 19 year old single mother. I was an excellent neighbor and tenant in a small multi-family complex where I was able to walk to my job waiting tables, and my neighbor would watch my daughter for free while I was at work. I was shocked and confused to be issued a 30-day notice to vacate because, I found out later, the conservative on-site manager believed that I had a new boyfriend and found this behavior to be unsavory. I scrambled to come up with the money to secure a new apartment and ended up having to move about 12 miles away. I didn't have a car and struggled to balance a new child care situation with public transportation and getting to work on time. After the third time being more than 5 minutes late I was fired.

After struggling and failing to make ends meet while marooned in a food and transportation desert, I was taken in by a family friend who allowed me to live with him, rent free, for about 4 years. Because of his generosity I was able to attend college, graduate in 4 years, the last two years of which were at Lewis & Clark on full scholarship. I went on to graduate school at the UofO where I met and married my husband and had two more children.

I offer this experience as evidence that housing security and stability and affordability can be absolutely transformative. And without them, the cycle of poverty perpetuates.

Fast forward to 2011 when my family moved back to the Portland area after a 1-year post-doc in Vancouver BC. We took an enormous amount of time and care to find rental housing that we would be happy with for a few years while we saved for a house. The owner we ended up renting from was moving to NYC, and said that we could stay as long as we wanted. Maybe even buy the house from her in the future. She suggested a two-year lease but the property management company advised against it so they could raise the rent in a year. Our extensive moving expenses were reimbursed by my husband's employer, the balance were tax-deductible. In the spring of 2012 I was offered my dream job, the job I'd set my sights on in 2003 when I headed to graduate school. We were putting down roots, having picnics with the neighbors, planting a garden, planning our first real family vacation. We'd arrived. Then we got 30-days notice that our lease wouldn't be renewed. The owner's daughter had failed out of law school and needed place to live. The owner was sorry, she said I shouldn't be too upset at having to find a new place for my family and bear the burden of that expense, because I was "just a renter". The up-front costs associated with having to move a family of 5, 6 at the time because I was caring for my kid-brother, were formidable and NOT tax-deductible. We maxed our credit cards and wiped out our savings. That left us vulnerable when my husband was unable to find work when his visiting professorship shortly afterward which resulted in our eventual bankruptcy. So now we are unable to buy a house. Which is just as well because every time no matter how much my salary increases, my rent goes up even more.

We are now in a 45 year-old 3-bedroom apartment without a washer and dryer. This fall my take-home pay went up by \$30/month, my rent was increased by \$250. My rent and utilities, including coin-operated laundry are over \$1800 a month. WAY over half of our combined take-home pay. Both my husband and I come from extremely humble beginnings, neither of us have any family money or help or inheritances to fall back on. We are well educated professionals, we contribute to our community and we have low barriers to economic opportunity. We feel like we've done all the right things, all the things they told us to do to pull up those bootstraps. Yet, we feel like we are losing ground and to me this is a direct result of our current housing policy of asking the fox how they would like the hen house built.

Asks:

- Expand Portland's renter protections statewide.

But really, this is not nearly enough to protect renters from the discrimination and retaliation that are the primary reasons for issuing no-cause terminations of tenancy that aren't associated with taking the unit offline. Nor do these incremental protections address the financial destabilization or health implications that result from involuntary displacement. Thus, I would further ask you to strongly support:

- Require that termination of tenancy only be allowed for just-cause. This would include lease violations, but also owner repossession.
- Provide incentives to landlords who voluntarily agree to rent stabilization and just-cause termination.

Tenants who are involuntarily displaced due to no-cause termination, or rent increases over 5% should be given the following additional protections:

- Require that the security deposit be returned immediately and in-full so that it can be used to secure new housing.
- Ability to vacate their unit without penalty with 14-days notice in order to avoid paying double rent or lease break fees when replacement housing is secured.
- Require relocation expenses be paid in the amount equal to at least one-month's rent.
- Create a refundable tax credit for all relocation expenses incurred due to involuntary displacement.

These protections serve to both disincentivize landlords from using no-cause terminations and from issuing rent increases. But most importantly, they acknowledge and mitigate the financial the impact on the tenants who, I'm sure you agree, are less equipped to shoulder the financial burden of an unplanned and unwanted move.

Thank you for your time.

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,

Margot Black, Portland Tenants United

Chair Keny-Guyer and members of the Committee:

I'm Colleen Sinsky 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 spent four years working to get homeless individuals off the streets and into permanent, independent housing, through JOIN. I'm finding that as rent prices continue to rise while income remains stagnant that not only does our unhoused community suffer greatly, but social service providers like myself are struggling to find a sustainable place to live. I'm a committed Portlander with a strong skill set and desire to better empower my community, but when finding affordable housing myself is becoming unrealistic I am evaluating having to make a permanent move from the city I love to a more affordable location. Please keep Portland affordable for the people who make up this community. And especially for members of our community people sleeping outside, housing is a human right!

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Sincerely,

Colleen Sinsky

Chair Keny-Guyer and members of the Committee:

I'm Jessica Edsall and I live in West Salem. 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 had a neighbor who was given a no-cause eviction in September, she was partially disabled so she could not work and her children had recently moved away from home so when she was evicted it was devastating for her. The no-cause eviction notice showed up on her door, only days after she (as a single woman) had been on a local dating website, when she got a message from someone, realizing that it was the husband of our husband and wife team landlords, she of course rejected his advances since he is a married man, and shortly after that she found her self with out a home. When I asked the landlord, they told me that the eviction notice was given to her under the pretense that "she had requested too many maintenance requests in her many years of living at this particular complex". but that is to be expected as they dont actually fix things when they are broken, or moldy,or when ceilings cave in etc. I remember the day she got it, she just walked around crying and confused and asked al l of us surrounding neighbors if this was something they were even allowed to do, it was devastating, and to my knowledge she did not find a home in time.

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Sincerely,

Jessica Edsall

Chair Keny-Guyer and members of the Committee:

I'm J Pinkert and I live in 97214. 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.

Have experienced no-cause eviction and know of many others who have as well (a neighbor has been evicted four times). Rent increases can adversely affect credit-worthiness even for people without other debt. The homeless people living across the street from us have nowhere safe 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.

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Sincerely,

J Pinkert

Chair Keny-Guyer and members of the Committee:

I'm Kimberly Ortiz and I live in Troutdale. 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.

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Sincerely,

Kimberly Ortiz

Chair Keny-Guyer and members of the Committee:

I'm Katrina Holland, Community Alliance of Tenants 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.

CAT has seen too many communities ripped apart by unjust no-cause evictions and dramatic rent increases that have made people unreasonably sick, destabilized families, ruined financial security and disproportionately affected populations that deserve equitable access to housing and upward mobility. The time to act is NOW.

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Sincerely,

Katrina Holland, Community Alliance of Tenants

Chair Keny-Guyer and members of the Committee:

I'm DON WALL and I live in WOODBURN. 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 observed tenant abuse by way of landlords issuing 30 day no cause eviction notifications with added threats of EVICTION record if tenant failed to vacate in that timeframe. The list of like problems is endless. Instead, I offer some resolve for consideration: 1) If Property Managers were required to maintain an office space IN the city they were managing, there would be a much improved landlord/tenant relationship. Maintenance problems would be better addressed as City Ordinances would greatly improved due to city registered business/compliance. Too often do property management companies lack knowledge, care, and consideration of townships outside their own. This is a MAJOR problem, and solution.

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Sincerely,

DON WALL

Chair Keny-Guyer and members of the Committee:

I'm Jennifer Bruml 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.

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Sincerely,

Jennifer Bruml

Chair Keny-Guyer and members of the Committee:

I'm Ingrid Parmeter 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 2013, our dear friends were forced to move in with our family while waiting for affordable housing. It was this or be homeless. There were 9 in our house, with 5 children under 12. Even after getting on multiple lists, it seemed like a hopeless exercise for my friend. Most lists in the city weren't even "open", which meant that there was such demand and such a backlog, that the organization wasn't even bothering to take names any more. The lists that were open only seemed open in name, as my friend needed to call each month to keep her name on the list. After waiting a year and a half, my friend and her family moved out-----very far outside of Portland. She is far from the support that we could offer her, far from work, needing to commute many hours to her employment, and living just on the raw edge from month to month. Her place is barely affordable.

I wish so much that we had more affordable housing in the city!

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Sincerely,

Ingrid Parmeter

Chair Keny-Guyer and members of the Committee:

I'm Chloe Eudaly 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.

My name is Chloe Eudaly, I'm a Portland resident in House District 43. I was born and raised in the Portland Metro area and have lived and rented in Portland proper since 1988. I had intended to come here and tell you about my experience as a cost-burdened renter whose rent has gone up 60% in 4 years, a parent of a child with a severe disability which dramatically limits my housing choices, and a business owner with five employees who can barely afford to stay in Portland. However, just yesterday a friend shared a story with me that I think is even more compelling than mine. He is friends with a retired couple who are long term renters in Portland. As a former adjunct professor and music instructor they have brought knowledge and beauty to thousands of our residents. They live on a shared income that puts them barely above the federal poverty level. They are both in their 80s. This week they and at least three other residents in their apartment complex received no cause evictions.

They are devastated and at a loss as to why they are being evicted and where to go. As we know the lists for assistance and low income housing are hundreds deep. Please take a moment and imagine your own parents or grandparents facing becoming homeless in their 80s.

I fear for the wellbeing of these lovely people and for thousands of low income seniors like them and that the longer the legislature deliberates about these issues, the more exorbitant rent increases and no cause evictions. This is an emergency. We need you to act now.

We need to end no cause evictions, immediately. We need to take measures to stabilize rents because without that, rent increases will become the de facto no cause eviction. We need protections against retaliation when tenants ask for needed repairs. And we need our cities to ensure that the homes that are being rented to us are safe, healthy, and adequately maintained.

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Sincerely,

Chloe Eudaly

Chair Keny-Guyer and members of the Committee:

I'm Bianetth Valdez, Welcome Home 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 community member of Portland and working housing advocate for the Welcome Home Coalition, I meet the people behind the many disheartening and infuriating lived experiences and stories of houselessness and lack of affordable housing.

I, myself, wouldn't be able to live and work without my current affordable home. Without safe, secure, and affordable homes, Oregonians aren't able to find and keep jobs, obtain food/health/other benefits, and live stable, happy, healthy lives. Oregon's time is now to make REAL change!! (e.g. Tenants rights, IZ, etc)

Oregonians need a place to call home, so we need Oregon to deliver and meet the needs of Oregonians, NOW!

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Sincerely,

Bianetth Valdez, Welcome Home

Chair Keny-Guyer and members of the Committee:

I'm Karen Rogers and I live in Medford. 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 65yr old woman that because of OR landlord laws. I have been evicted 2 times in a year. Or law allows a landlord to evict you without cause. I ended up homeless. I now live in a slum house again. Are we not to live in a clean place? Appliances that are unbelievably filthy. And expected to pay \$575. and \$200. plus the rent amount for deposit. They won't fix things that need fixing. I pay my rent on time, I have to get help with utilities because I can't afford gas and ele. It just goes on and on. I am so tired, mentally and physicaly.

Can you 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.

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Sincerely,

Karen Rogers

Chair Keny-Guyer and members of the Committee:

I'm Nick Bradish 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 Portland housing market is absolutely insane, and rent hikes are making it worse. Landlords know they can wring more money out of people, and their avarice is throwing their fellow citizens onto the street.

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Sincerely,

Nick Bradish