

House Committee on Rules
February 15, 2016
House Bill 4143 Relating to Housing

Chair Williamson and members of the Committee,

Neighborhood Partnerships is a statewide organization with a twenty-six year history of working to increase housing opportunity in Oregon. I am here today on behalf of Neighborhood Partnerships to testify in support of HB 4143.

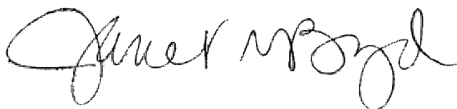
We ask your support for reasonable and balanced tenant protections that will help increase housing stability. The 40 percent of Oregonians who rent their homes should have additional time to manage rent increases and terminations of tenancy.

In Oregon's extremely tight rental market, finding a suitable and affordable unit can take months. In light of this reality, renters should have at least 90 days' notice for rent increases, giving them additional time to find a more affordable unit or to adjust their budgets. Tenants with month-to-month rental agreements also need more predictability in their housing budget: they should have a consistent rent for the first year after they have spent the time and money to move into a unit.

Committees have heard powerful testimony about the need to also address the issue of tenants losing housing stability with no stated reason. We look forward to addressing that in 2017.

These reasonable measures will make a real difference for renters and can mean the difference between a home and homelessness. Neighborhood Partnerships urges your support for implementing these protections during a time of crisis for renters. Thank you for your consideration of this bill, and for your service to the people of Oregon.

Sincerely,



Janet Byrd
Executive Director, Neighborhood Partnerships