



# HOUSING ALLIANCE

[www.OregonHousingAlliance.org](http://www.OregonHousingAlliance.org)

## Tenant Protections Increase Housing Stability

House Committee on Human Services and Housing  
February 15, 2016  
House Bill 4143 Relating to Housing

Chair Williamson and members of the Committee,

The Housing Alliance is a coalition of more than seventy organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the base on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices from residents to local jurisdictions to non-profit housing developers and organizations working to meet basic needs in every corner of our state.

We ask your support for basic tenant protections. Tenants face unprecedented challenges in maintaining housing stability. Dramatic increases in rent and terminations of tenancy are impacting renters all over Oregon. Record-low vacancy rates in communities throughout the state mean that renters have few options when they can no longer stay in their homes.

Tenants should have longer time to prepare for rent increases, with at least a 90 days' notice required. Currently, rents can be increased by any amount with just 30 days' notice, leaving tenants with little time to find another more affordable unit or adjust their budget. The same notice period for rent increases has been the law for nearly three decades for manufactured home parks.

New tenants should also be protected from rent increases during the first year of tenancy. These provisions would help renters stay in their homes and give them more time to find new ones, should they no longer be able to afford the new rent. Increased notice will help reduce the potentially devastating consequences associated with displacement from their homes, including severe financial instability, educational and job disruption, and even homelessness.

The Legislature has also heard compelling testimony from renter families about the near-impossibility of finding an affordable unit when they must relocate. We will need to address this issue of tenants losing their housing with no stated reason in 2017.

On behalf of the Housing Alliance, I urge your prompt consideration and support of these proposals, which promises to benefit all Oregon communities. Thank you for your service.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny Lee', is written over a light grey circular stamp.

Jenny Lee  
On Behalf of the Oregon Housing Alliance



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## Housing Alliance Members

1000 Friends of Oregon  
211info  
A Home for Everyone Multnomah County  
Alliance of Family & Housing Success  
Asian Pacific American Network of Oregon  
Bienestar  
Bradley Angle  
CASA of Oregon  
Central City Concern  
City of Eugene.  
City of Portland  
Clackamas County  
Coalition of Communities of Color  
Coalition of Community Health Clinics  
Common Ground  
Community Action Partnership of Oregon  
Community Alliance of Tenants  
Community Energy Project  
Community Housing Fund  
Community Partners for Affordable Housing  
Cornerstone Community Housing  
Ecumenical Ministries of Oregon  
Enterprise Community Partners  
Fair Housing Council of Oregon  
Farmworker Housing Development Corporation  
Habitat for Humanity of Oregon  
Hacienda CDC  
Coalition of Housing Advocates  
Housing Development Center  
Housing Works  
Human Solutionsact Northwest  
Immigrant & Refugee Community Organization  
JOIN  
Lane County Legal Aid and Advocacy Center  
League of Women Voters of Oregon  
Lincoln County  
Metro  
Momentum Alliance  
NAYA Family Center  
Neighborhood Economic Development Corp.  
Neighborhood Partnerships  
NeighborImpact  
NeighborWorks Umpqua  
Network for Oregon Affordable Housing  
Northwest Housing Alternatives  
Northwest Pilot Project  
Open Door Counseling Center  
Oregon AFSCME Local 3135  
Oregon Center for Public Policy  
Oregon Coalition on Housing & Homelessness  
Oregon Council on Developmental Disabilities  
Oregon Food Bank  
Oregon Housing Authorities  
Oregon Law Center  
Oregon Opportunity Network  
Partners for a Hunger-Free Oregon  
Portland Community Reinvestment Initiatives  
Proud Ground  
Raphael House  
REACH CDC  
St. Vincent de Paul of Lane County, Inc.  
ShelterCare  
Sisters of the Road  
Sponsors, Inc.  
Street Roots  
Transition Projects  
Urban League of Portland  
Washington County  
Welcome Home Coalition  
Willamette Neighborhood Housing Services