

March 2, 2017

Dear Members of the House Committee on Human Services and Housing,

On behalf of the American Federation of Teachers-Oregon, I respectfully request your support for HB 2004 to end no-cause evictions and repeal the ban on rent stabilization. Students and their families experience trauma when faced with eviction and losing a home is one of the biggest disruptions a child can face in their education. A stable and successful learning environment for students at all education levels requires stable housing.

Many landlords are doing right by their tenants, but those who aren't are harming families and damaging communities. Right now, some landlords are using no-cause evictions to avoid the simple legal process for removing tenants. Instead of identifying a valid reason to remove a family from their home, bad actor landlords are terminating leases to raise rents, or even worse, discriminate against certain tenants. They are also used to retaliate against tenants who ask for necessary repairs, making renters afraid to request basic repairs needed to keep their homes safe and habitable. Evictions with no reason and extreme rent increases cause immense financial hardship on working families that can force them to deplete their savings, force them into homelessness and send them into a spiral of poverty. Moreover, these practices disproportionately impact families of color, worsening inequities and pulling communities apart.

In addition, families across Oregon are experiencing extreme rent increases that are forcing them out of their homes and communities. Finding a new affordable apartment near their current home is a serious challenge in our state's highly competitive rental markets. Even if a family does not lose their home, large rent increases mean families spend more of their income on housing, and less on other basic necessities like food, medicine, and heat. Four in ten Oregonians rent their home; this translates to roughly 1.5 million people in our state being potentially vulnerable to unpredictable housing changes.

HB 2004 will protect housing stability by creating a just cause eviction standard, which would require a legitimate reason for termination, such as a lease violation or a landlord's business or family necessity; and by repealing the state prohibition on local jurisdictions' ability to consider rent stabilization policies, such as ordinances that would slow the rate and speed of rent increases for tenants while still allowing landlords a reasonable rate of return.

We hope that you will join us in support of HB 2004.

Sincerely,



Marcus Swift  
Director of Political and Legislative Affairs  
AFT-Oregon