



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

On behalf of the Oregon Bus Project, I respectfully request your support for HB 2004 to end no-cause evictions and repeal the ban on rent stabilization. The Oregon Bus Project Foundation is a nonprofit organization based in Portland, Oregon. Our mission is making politics accessible and fun for young people, through mobilization, empowerment and building progressive communities while making Oregon a better place for everyone. Many young Oregonians are crippled by student debt burdens and are worse off than their parents' generation. No cause evictions are impacting young Oregonians who are already financially unstable at historic rates.

We often hear stories from our volunteers and members about the personal impacts of no-cause evictions. Just last week we were contacted by one of our volunteers who are being forced out of their home with no cause. A new company purchased his apartment complex and without any valid reason to remove him from his home, this landlord terminated his lease.

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. 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.

We know many landlords are doing right by their tenants, but evictions with no reason and extreme rent increases cause immense financial hardship on young people and often 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. Evictions and economic displacement impact us all by putting more economic burden on our communities through increased demands on social services, shelters, and hospitals by families who become homeless and other costs associated with the disruption caused by housing instability. By contrast, stable homes promote educational opportunity for children and economic opportunity for families – allowing Oregonians to save for a house, pursue new employment options, and open new businesses.

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 to ensure young people continue to live in our vibrant cities and continue to provide talent, energy, and the future.