

March 2, 2017

Chair Keny Guyer and Members of the Committee,

Thank you for the chance to speak to you today. I'm Beverly Logan, a leader with MACG, Metropolitan Alliance for Common Good. We are a broad based organization comprised of faith groups, community non-profits, labor unions, and health and education institutions, representing thousands of households in the metro area. We act on the issues most pressing on our members, and for two years the overwhelming issue has been housing, at an unprecedented level.

I'm here to join others working for housing fairness in our communities, and particularly to lift up the perspectives of our member institutions.

Our health care professionals and their patients have testified elsewhere that housing is a primary *social determinant of health*. People without stable, safe, secure housing are at much higher risk of serious illnesses, and are harder to treat successfully without stable housing.

Our education professionals and families would tell you how critical stable housing is to children's ability to succeed in school. The reality is that it's critical to their very survival in school, as seen in high dropout rates among children with disrupted lives.

And our faith communities give voice to values that are shared commonly in just societies, values for diversity, fairness and stability in our neighborhoods and communities. Values written across our diverse faith congregations, values underpinning a moral society, include the 'preferential option for the poor' and more generally, the 'dignity of the human person,' and 'right relationship.'

Many landlords are in right relationship with their tenants: they provide a needed good at a reasonable price, for a reasonable profit. They contribute to the good of their tenants and to the common good of society. Tenants have responsibility to right relationship as well, and those who don't hold up their end of the deal can be evicted for cause.

But a landlord who puts a family, or an entire small community, out of their homes without just cause, or who raises rents exorbitantly, is not in right relationship. It is instead a relationship of opportunism and exploitation. Those values may comply with the religion of the free market, and may be acceptable when selling certain commodities. But greed and disregard for the well-being of ones neighbors cannot be the values that govern regulation over the fundamental human need of housing. The proper role of government is to check the free market on behalf of the people, to check the powerful and protect the relatively powerless. This legislation would have you do that.

We ask you to remove the ban on rent regulation so that individual communities can decide what is best for them in protecting their people and their neighborhoods. We ask you to support just cause standards for evictions by taking this step to dis-incentivize no-cause evictions and provide to families, thrown out into harsh rental markets, a lifeline to reestablish their lives.

Thank You.

Beverly Logan, SW Portland