

This is the full text of my testimony from March 2nd (I got through about half);

Hi, my name is Lauren, and I live in Portland. I'm a renter, a graduate student in PSU's urban studies program, and a volunteer with the Community Alliance of Tenants. Today you'll hear many many stories of displacement and housing instability, so I'd like to share my personal experience of how I know rent control works, because I lived under it for many years in my hometown of Los Angeles. Rent stabilized apartments are the only reason that many educators, artists, musicians, service industry workers, laborers, immigrants, and non-profit workers are able to afford to remain in the city. I've heard time and time again, "thank God for rent control, I don't know where I would be without it." I know rent control works, because the Latino families who lived in the apartment building where I resided for nine years were able to stay in the neighborhood and keep their kids in school after it gentrified. After years of crime and disinvestment, they could actually enjoy the positive aspects of gentrification in their neighborhood, unlike marginalized populations in Portland who are forced further and further out into the periphery.

Rent control and for-cause evictions also improve relationships between landlord and tenants, ensuring that routine maintenance is reported and performed on time without fear of retaliation. I had a wonderful relationship with my landlord of nine years, and never had to worry about being served a no-cause notice because I reported a needed repair or we had a minor disagreement about something. Additionally, my apartment received regular city-mandated inspections, ensuring that it conformed to safety codes.

A 2009 study (see link below) revealed that 8 out of 10 buildings that fall under RC in Los Angeles were purchased AFTER the ordinance went into effect, and that owners of building that fall under RC have enjoyed increases in value similar to those that aren't. In response to comments made by many of the landlords yesterday, funds for capital improvements that would be a financial burden ARE available. Finally, I know rent control works has allowed my 74 year-old retired father to remain in Santa Monica, where he's contributed to quality of life with decades of civic engagement since he first moved to town in the mid-70s, for over 40 years. Without it, he would have been pushed out long ago.

As a volunteer on the Renters' Rights Hotline with the Community Alliance of Tenants I've talked to hundreds of renters, and heard stories that range from relatively mundane routine issues, to tragic stories of people and families forced to leave their long-time homes for no reason. I've heard many stories of tenants who pushed for much-needed repairs like mold abatement, heating, safe electric wiring, and other essential services, only to be given the brush off time and time again, and then eventually served with a no-cause termination notice. I've talked to families whose homes were sold to new owners with the intent to convert to AirBnB rentals, who had no idea where they would go. I've had people cry on the phone multiple times. I've talked to people who were denied reasonable accommodation, and then received a no-cause notice. Many of these people face serious life challenges, and the stress of losing housing in the current rental market elevates these to crisis. It's difficult to tell them that affordable housing isn't an option in the remotely near future, and that their no-cause is either legal, or if illegal, very difficult to prove in court. I have no doubt that some of these callers are on the street or

living in their cars as we gather here today. One of my most memorable calls, was a woman who had lived in her apartment for 30 years without incident, and was given a no-cause with no explanation, because one isn't required. It was very difficult to explain to her that no laws were broken.

As you know, 1.6 million Oregonians are renters. I think it's time for the state to show that these 1.6 million Oregonians belong here, and that their contributions matter just as much as property owners. Overturning the state-wide ban on Rent Stabilization and ending no-cause evictions will build and preserve strong communities, improve public health by creating housing stability, and send a strong message that we all have a right to the city, regardless of how much money is in our wallet.

In solidarity,
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Link to 2009 study; <https://economicrt.org/publication/economic-study-of-the-rent-stabilization-ordinance-rso-and-the-los-angeles-housing-market/>

Another helpful article; <https://psmag.com/in-defense-of-rent-control-3cb453119116#.o1ndrc2pf>

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