



May 1, 2017

Dear Chair Gelser, Vice-Chair Olsen and members of the Senate Human Services Committee:

I write on behalf of Oregon Opportunity Network (Oregon ON), the statewide association of affordable housing and community development nonprofits, to urge your support for HB 2004. We strongly support HB 2004, which would establish a just-cause eviction standard and would enable local jurisdictions to consider enacting a rent stabilization program, should they so choose.

Oregon ON is part of the Stable Homes for Oregon Families coalition, a diverse group of partners who believe that our current laws allowing no-cause evictions and pre-empting any consideration of local rent stabilization, are contributing to the instability and displacement of vulnerable renters in communities across Oregon.

We know you have heard from many landlords voicing concerns about HB 2004. But not all landlords are in opposition to this bill. Our members who own and operate affordable rental housing, are themselves landlords. In addition, our housing authority members work closely with private landlords who rent to folks with Section 8 vouchers.

As landlords, our members understand first-hand the challenges of the landlord-tenant relationship, and the need for a balanced approach that protects the rights of all parties. We strongly believe that tenants need greater protections from the current market, and that the seriousness of the rental housing crisis in communities across Oregon calls for bold action. The bill has received multiple amendments which add even more layers of protection and sideboards to avoid negative impacts on landlords.

We know that a stable, safe place to call home is the key to success in life. Along with other bills on our agenda to increase the supply of rental homes and bolster homeownership opportunity, enacting additional tenant protections is a vital component of the housing solution. We urge your support of HB 2004, and we thank you for your tireless service to Oregon.

Sincerely,

Jerome Brooks
Executive Director

Oregon ON member organizations:

Statewide

CASA of Oregon
Cascadia Behavioral
Healthcare
Catholic Charities
Enterprise Community
Partners
Habitat for Humanity of
Oregon
Housing Development
Center
NOAH (Network for
Oregon Affordable
Housing)
Northwest Housing
Alternatives
Rural Community
Assistance Corporation

Central & Eastern Oregon

Columbia Cascade
Housing
Community Connection
of NE Oregon
Housing Works
NeighborImpact
UGMW Nonprofit
Development
Corporation

Coastal

Northwest Coastal
Housing
Community Action
Team, Inc.

Southern Oregon

ACCESS
Housing Authority of
Jackson County
NeighborWorks Umpqua

Willamette Valley

Catholic Community
Services Foundation
Community Home
Builders
Cornerstone Community
Housing
Farmworker Housing
Development
Corporation
Housing and Community
Services of Lane County
(HACSA)
Integrated Supports for
Living, Inc.
NEDCO
Polk CDC
St Vincent de Paul of
Lane County

Willamette
Neighborhood Housing
Services

Portland Metro

Bienestar
BRIDGE Housing
Central City Concern
Community Housing
Fund
CPAH
Habitat for Humanity
Portland/Metro East
Hacienda CDC
Home Forward
Housing Authority of
Clackamas County
Housing Authority of
Washington County
Human Solutions, Inc.
Innovative Housing, Inc.
NAYA Family Center
PCRI
Portland Housing Center
Proud Ground
REACH Community
Development
ROSE Community
Development
Sabin CDC

...Plus over 100 businesses, government agencies, community organizations and individuals across Oregon who support our mission.