



CITY OF

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**PORTLAND, OREGON**

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Ted Wheeler, Mayor  
Amanda Fritz, Commissioner  
Nick Fish, Commissioner  
Dan Saltzman, Commissioner  
Chloe Eudaly, Commissioner

May 3, 2017

Senator Sara Gelser, Chair  
Senate Committee on Human Services  
900 Court Street NE, HR D  
Salem, OR 97301

RE: HB 2004A

Dear Senator Gelser and Members of the Committee:

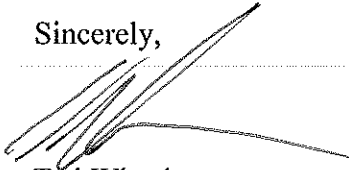
The City of Portland urges your support for HB 2004A. Oregon continues to experience an unprecedented housing crisis and HB 2004A will create more stability for renters by establishing a just-cause eviction standard and lifting the preemption on local rent stabilization policies.

Portland is taking a comprehensive approach to addressing the housing crisis. The City increased urban renewal revenues dedicated to affordable housing from 30 to 45 percent, opened the Joint Office for Homeless Services with Multnomah County, and gained voter approval for a bond to make historic investments in affordable housing. The City is also streamlining permitting for affordable housing development, increasing opportunities for residential infill development, and—with the tools provided by the Legislature in 2016—implementing an inclusionary housing policy and construction excise tax to support affordable housing. However, we must do more.

In Portland, average rent for a two-bedroom apartment increased over 18 percent between 2015 and 2016. In the context of surging rents, vulnerable families are also at increased risk of experiencing homelessness due to no-cause evictions. HB 2004A is a critical step in ensuring access to stable housing. Currently, landlords may terminate a tenancy without providing a reason. These evictions severely disrupting tenants' lives, put them at risk of homelessness, and can serve as a cover for retaliation when a tenant requests a repair. Establishing a just-cause eviction standard will still allow landlords to terminate a tenancy, but for specific tenant-based reasons (e.g., nonpayment of rent or other violations of a lease), or for landlord-based reasons (e.g., the landlord or a family member moving into the home). A just-cause eviction standard will create a fair system for tenants and landlords alike. HB 2004A will also restore city authority to consider policies to stabilize the rate of rent increases for tenants while ensuring a fair rate of return for property owners.

We urge you to move HB 2004A forward with a do pass recommendation. Thank you for your consideration.

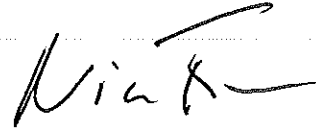
Sincerely,



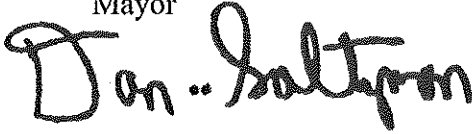
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