



May 3, 2017

Chair Gelser, Vice Chair Olsen, and Members of the Committee,

On behalf of the Fair Shot for All Coalition, we respectfully request your support for HB 2004A to end no-cause evictions and repeal the prohibition on rent stabilization.

We all need a safe, stable place to call home. Today, far too many Oregonians are experiencing extreme rent increases and no-cause evictions. This rapid increase in housing instability is undermining educational and economic opportunities in communities across the state. Currently, Oregon landlords can raise rents as high as they like and evict people at any time without stating a reason – even if they have always paid their rent on time. And with affordable housing in high demand, many are unable to find an affordable place to live before they have to move.

HB 2004A will help families protect their financial future. Four in ten Oregonians rent their home. This translates to roughly 1.5 million people who are vulnerable to unpredictable housing changes. Evictions and extreme rent increases produce immense financial hardship for working families that can cause them to deplete their savings, push them into homelessness and send them into a spiral of poverty. Addressing rental instability will make it less likely that Oregonians lose a job or sink into debt. Stable homes promote economic opportunity – allowing Oregonians to save for a house, pursue new employment options, and open new businesses.

Repealing the prohibition on rent stabilization will restore local control, allowing individual communities to design policies that meet their unique needs. Requiring statements of just-cause will ensure that evictions or lease terminations are only permitted when a landlord provides a valid reason. The reason could be landlord-based or tenant-based. Acceptable causes for termination or eviction would include tenant fault as well as legitimate landlord-based causes such as major renovations or plans for the owner or a family member to move into an occupied unit. A just-cause law will help to prevent landlords from using evictions as a means to discriminate or retaliate against tenants from protected classes under federal and Oregon law.

We hope that you will join us in support of HB 2004A to protect Oregon families.

ABOUT FAIR SHOT FOR ALL

Fair Shot for All is a united movement of more than 30 racial justice organizations, community groups and labor unions fighting together for racial, gender and economic justice. Our priorities tackle critical barriers to safety, health and security and continue our fight to secure a fair shot for every Oregonian. We are standing up for women, people of color, LGBTQ communities, immigrants and working families. Together, we are sending a message loud and clear: every Oregonian needs real opportunity and a fair shot at a secure future.

FAIRSHOT FOR ALL

Fair Shot for All includes AFT Oregon, Asian Pacific American Network of Oregon, Basic Rights Oregon, Bus Project, Causa Oregon, Coalition of Communities of Color, Community Alliance of Tenants (CAT), Family Forward Oregon, Forward Together, NARAL Pro-Choice Oregon, Northwest Workers' Justice Project, Oregon AFL-CIO, Oregon AFSCME, Oregon Education Association, Oregon Latino Health Coalition (OLHC), Oregon National Organization for Women, Oregon Nurses Association, Oregon Student Association, Partnership for Safety and Justice, Pineros y Campesinos Unidos del Noroeste, Planned Parenthood Advocates of Oregon, Portland Jobs with Justice, Rural Organizing Project, Sankofa Collective Northwest, Service Employees International Union (SEIU), United Food and Commercial Workers (UFCW), Unite Oregon, Urban League of Portland, Voz Workers' Rights Education Project, and the YWCA.