



May 3, 2017

**Clackamas County Board of Commissioners
Policy Position
HB 2004: Tenant Protection**

Clackamas County supports HB 2004: The Board of County Commissioners supports HB 2004, which establishes protections for tenants living in rented housing.

The Clackamas County Housing Authority manages 545 public housing units, 400 affordable housing units and issues an average of 1,600 housing vouchers annually to extremely low income residents. As the cost of housing in Clackamas County and the larger Portland metropolitan region continues to rise, so too has the need to serve more and more residents who are not able to find affordable housing. This housing trend has led to undue burden on tenants needing to arrange for new housing with relatively little time in an extremely competitive and low vacancy rental market. It has also led to increased houselessness and a demand on additional housing services provided by the County.

Tenant protection laws like those recommended in HB 2004 create a safety net that reasonably improves the ability to plan for housing transitions for tenants facing a no-cause eviction. While there are many reasons a tenant may face eviction, the regrettable reality is that the price of housing has been a primary cause of tenant displacement in Clackamas County and surrounding areas. Tenant protection legislation will not solve all housing and houselessness burdens faced by Clackamas County and Oregon, but it does represent a positive step towards protecting moderate, low, and very low income Oregonians to retain their housing and have time and assistance when seeking housing.

Clackamas County urges support of HB 2004, and also advocates that any tenant protection legislation adhere to the following principles:

- Tenant protection should safeguard from eviction practices that increase the probability of houselessness.
- Tenant protection should not supersede tenant rental responsibility or cause financial harm to landlords.
- Rent stabilization authority should remain permissive to local jurisdictions.

We urge a “yes” vote for HB 2004.

Please contact Chris Lyons at clyons@clackamas.us for more information.