

5/3/2017

To the Honorable Representative Alissa Keny-Guyer and members of the Committee on Human Services:

My name is Marih Alyn-Claire, SE Portland resident, member of the Community Alliance of Tenants and Portland Tenants Union.

I'm a long term, low income renter and senior with a disability. I was priced out of my Milwaukie apartment in 2016 marking my 4th housing displacement.

I'm here in support of SB 2004 offering protections and rent stabilization for thousands of fellow renters all over Oregon who are being overwhelmed by extreme rent increases of \$100 - \$700/month while under threat of no-cause evictions.

I listened to a corporate real estate investment professional describing the rental housing business as "Our personal piggy-bank", that tenants are there to fill.

Rents have outpaced our incomes. There's no time left in a day to work a 4th job. We can't last another 6 months sleeping in cars lining the parks and city blocks. Our displaced young adults and grandparents can't survive another year of homeless camps. Parents can't drag their 8 and 10 year olds from shelter to shelter and then to and from school with no where to shower, no clean clothes, no where to study, exposed to street crime and other dangers. Seniors can't forfeit their medicine and food to pay higher and higher rents.

We can no longer tolerate living under constant threat of No-Cause Evictions for requesting needed repairs for such things as: mold caused by faulty plumbing, or the removal of infestations.

Like property owners, renters are co-partners, contributing our fair share to the rental marketplace and Oregon's overall economy.

We cannot tolerate being exploited by owners taking advantage of the *no-cause* law, evicting lower income tenants, then replacing them with higher income renters for rapid monetary gain.

This culture of price spiking and greed, has caused market rate rents to accelerate out of balance with incomes. This leaves few affordable replacement housing options for thousands of displaced renters. Last year I was 2 months away from becoming homeless.

These practices are unfair and destabilizing to the lives of our families, communities and Oregon as a whole. Our goal is to maintain stable housing in a market that is both *fair* and *affordable* for everyone.

I ask this committee to please support SB 2004.

Thank you for hearing my testimony.