



From the Desk of
Senator
Low Frederick

A handwritten signature in black ink, appearing to read "Low Frederick", is written over a white background.

**LIMITS TO NO-CAUSE EVICTION ARE NECESSARY TO REDUCE
DISPLACEMENT OF OREGONIANS OF COLOR.**

**“REBUILDING COMMUNITY” REPORT RELEASED BY THE COALITION OF
COMMUNITIES OF COLOR AND URBAN LEAGUE OF PORTLAND
RECOMMENDS PASSING HB 2004**

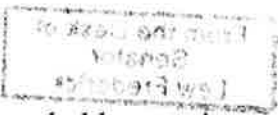
According to the “ReBuilding Community” report, policymakers can help slow the displacement of communities of color by passing HB 2004, which limits evictions without cause against individuals and families who follow the terms of their leases. Community leaders from the Coalition of Communities of Color and the Urban League of Portland released this report highlighting cross-cultural and community-specific solutions to address our housing crisis. The report was funded by Meyer Memorial Trust.

Advocates are sharing the report with Oregon lawmakers currently debating HB 2004, so that policymakers can better understand the disproportionate effect that the lack of tenant protections has on communities of color.

“The Urban League and the member organizations of the Coalition of Communities of Color hope that highlighting the experiences of Black Oregonians will motivate lawmakers to do the right thing. After years of watching while our communities were pulled apart, with the help of state and local government investments, this legislature can act to end the unjust practice of no-cause evictions. Without legislative action, no-cause evictions will continue to hurt their constituents and the character of the neighborhoods that we call home,” said Nkenge Harmon Johnson, Chief Executive Officer of the Urban League of Portland.

Today, Oregon’s housing laws allow any property manager or landlord to - at any time - kick people out of their homes without giving a reason. These notorious “no-cause” evictions are traumatizing because they rip children from schools, destroy communities, and displace low-income families, throwing them into crisis, and often causing homelessness.

The “Building Community” report is based on the experiences of many Portlanders from communities of color, advocacy organizations and a series of culturally-specific focus



groups held over six months. It provides a vivid narrative of the impact displacement, and gentrification has on communities.

According to the “ReBuilding Community” report, no-cause evictions are today’s example of state-sanctioned practices that displace communities of color. Historic segregation, fueled by redlining, property seizures by local jurisdictions, block busting, racist lending practices, and many other policies have resulted in communities of color living in historically underinvested areas. As neighborhoods become more popular attracting public investments and development, they also gain in value and trigger property managers and landlords to raise rents and use no-cause evictions to reach a higher paying market for their units. Residents are pushed out of their homes and often seek affordable rents miles away from their historic neighborhoods.

Families of color are much less likely to own their homes than white families and have less wealth accumulation according to Pew Research Center. Now, rental homes are also increasingly out of reach. A report released Thursday by the National Low Income Housing Coalition showed that the fair market rent for a two-bedroom apartment in Oregon jumped 27 percent in the last five years, from \$807 in 2012 to \$1,028 in 2017. It would take an income of \$19.78 an hour to afford the apartment in a state where the median income is \$18.26 an hour, and people of color earn half the median income.

HB 2004 would prohibit no-cause evictions from large landlords and property managers after a nine-month waiting period, giving much needed protections and stability for people who rent their homes. It is currently waiting for a vote in the Oregon Senate.

The impacts of displacement for mothers and children of color are devastating. There are a record number of homeless children in Oregon today. According to school surveys, some 21,352 pre-schoolers and K-12 students experienced homelessness during the 2015-16 school year. “ReBuilding Community,” highlights a survey from the Multnomah County Health Division that surveyed pregnant African American women and their families about how they are being affected by the housing crisis. Twenty-five percent of the women reported having to move or be homeless while pregnant, and 30 percent of the North and Northeast Portland residents had to move out of the area against their will.