



To: Chair Fagan, Vice Chair Girod, Members of the Committee

I am the Executive Director of Bienestar, a non-profit organization that provides affordable housing to low-income families throughout the Washington county area. Bienestar's mission is to build housing, hopes, and futures for the wellbeing of our community, with a particular focus on the Latino and immigrant community. We operate 12 multifamily properties for more than 500 families. Over 95% of our residents are Latino.

We believe that safe, stable and affordable housing is a critical foundation for families and individuals to thrive, succeed at school and work, save and build assets over time. Positive economic, social and health indicators are all associated with stable housing.

Our properties' management staff frequently calls from anxious prospective tenants interested in our housing after being given no-cause evictions from their market-rate apartment. Recently a worried mother of three called to see if we had any apartments available because her landlord had raised her rent nearly 7% and she had no way to afford the new rent increase. It broke our hearts, but we had no apartments available.

No-cause evictions are deeply de-stabilizing to our communities across the state and contribute to the growing homelessness we see across our state. For this reason, I urge you to support SB 608. Creating some stability for families while also allowing a fair rate of return for property owners is simply the right thing to do. Please support SB 608 and promote housing stability for thousands of Oregonians.

Sincerely,

Nathan Teske

Executive Director