

From:
To: [Exhibits SHOUS](#)
Subject: Please vote yes on SB 608
Date: Monday, February 4, 2019 12:43:07 PM

Hello Chair Fagan, Vice Chair Girod, Members of the Committee,,

My name is Thuy and I live in Portland. I have been working at CAT for over a year as a bilingual Vietnamese/English Tenant Protection Coordinator. I am on the Renters Rights Hotline and out in the community helping tenants. Many of them are paying more than 50% of their income for rent and they always worry about retaliation. They don't dare to ask for repairs or fights for their rights because no cause termination is still legal. Many of them live on fixed incomes or SSI income, so they can't afford the rent increasing too much every year. I was a renter for almost 6 years in Oregon and I can understand their feeling. I also worried that if I fought for my rights, my family and I could become homeless. Finding housing is not easy and expensive. I know that retaliation is illegal but when it does happen, it's hard to prove and the burden is always on us; the vulnerable tenants. I was so happy when Portland passed the Relocation Ordinance. I feel the protection it gives. My neighbors were concerned about a no cause termination in case the landlord want to remodel our old apartment. I told them about the Relocation law in the city of Portland, and they feel safe now. How about the other tenants who are not living in the city of Portland?

As a hotline specialist and a CAT staff, I feel really bad when I can't help the tenants who call us and ask for help when they get no cause termination or high rent increases. Nobody should experience the stress of this. I feel helpless telling people to call 211 to ask for shelters when they are on the street because I know that the shelters are getting full really quickly and no-one should be in the shelters after they get no cause termination or could not afford their rent increase. I wish that I could help everyone but many times what I can say to the tenants who got no cause termination or huge rent creases is "I am so sorry that you have to go though all of this. I agree with you that the law should be changed but unfortunately at this time it is legal."

I work closely with the Vietnamese community. Most of them are seniors and families with young children. They are living with fear and uncertainty of the possibility of receiving either a no cause termination or huge rent increase. They even denied my help in writing a letter to their landlord to ask for repairs because of the fear of retaliation. They already have many barriers and moving is a lot for them. Recently, to add on, I have been working with other communities and they are having same fear.

Thanks a lot for your hard work. I appreciate your time to read my letter and care about the tenants. Please vote YES on SB 608!

Thuy Phan