

KHANH PHAM
STATE REPRESENTATIVE
DISTRICT 46



HOUSE OF REPRESENTATIVES

Testimony in Support of HB 2372

February 24, 2021

Chair Fahey, Vice Chairs Campos and Morgan, and members of the Committee,

My name is Khanh Pham, Representative for House District 46. I am honored to testify in support of HB 2372.

I want to share my own story, because it's a story that we don't often hear in these debates. I have been on both sides of this issue. I was a renter for the first decade of my adult life, but in my early 30s, in 2009 I bought my first house in Oakland. When I moved back to Portland, I was able to sell that house and exchange it for a rental property in Portland.

As I've talked with constituents in House District 46, I've heard from renters who are concerned about losing housing. I've also been surprised by how many residents are like me, small-time landlords who are concerned about displacement and actually **support** tenant protections. I say this because this issue often is framed as landlords versus tenants, but I don't think that reflects the truth of the situation.

The truth is, many of my constituents, including landlords like myself, want to protect tenants from no-cause evictions, including in their first year of renting, when housing can be most unstable. They want to make sure that we have strong tenant protections against retaliatory or discriminatory no-cause evictions.

No cause evictions are incredibly harmful and disruptive to families and communities. My neighborhood school, Harrison Park, struggles with tremendous disruption as students are pulled out of classes and change schools mid-year because families are forced to move. The displacement in my neighborhood, affects schools, affects my neighbors, affects workers, and destabilizes the entire community,

So many other parts of Oregon are experiencing this same housing crisis, and we need to be able to come together as a community to protect the families who are most impacted by the housing crisis. HB 2372 is an important step to protect renters and communities. It aligns with Oregon values, and I urge members of the committee to support HB 2372. Thank you.