

Hello,

My name is Jennifer Oswald, and I live in a 2 bedroom duplex in the Rosewood neighborhood in outer SE Portland. It's one of the poorest neighborhoods in the state, as well as being one of the most diverse. We have the highest percentage of renters in the state. I'm writing to ask you to support me, and my community, and pass HB 2004 to the floor for approval.

I understand that you have heard from an overwhelming number of landlords. I understand and share their concern associated with not being able to readily and easily remove problem tenants. However, I also ask you to consider the benefits to good landlords from passing legislation designed to curb no-cause evictions and install rent stabilization. With no way to tell if the applicant to a unit has been evicted due to a desired remodel and subsequent rent hike, or for selling methamphetamine, landlords are left to let them move in and hope for the best. Given the continuation of that scenario, it makes perfect sense to be leery at best regarding limiting the ability to oust them. However, if problem tenants were routinely evicted for cause instead, responsible landlords would have a much better idea of what they would be likely to be in for, and could make a far more informed rental decisions as a result. This would create untold benefits for landlords, good tenants, and the wider community.

Further, tenants that feel secure in their ability to continue to afford their homes are tenants that are more likely to get involved in their neighborhoods. With my neighborhood facing some of the highest crime rates in the city, increasing stabilization will also increase our ability to come together and fight the crime threatening our area.

On a more personal note, I recently represented the Portland/Gresham border in the city of Gresham's task force on homelessness. I had the opportunity to meet many families living in the Human Solutions family shelter on 160th and Stark, and was absolutely astounded at how many of them told me that they were without shelter for the first time in their entire lives. Nearly without fail, they also shared that they had been scraping by until hit with a huge rent increase or a no-cause eviction. One of the primary conclusions that our task force came to was that without changes to state policies on housing, there is absolutely no way to solve, or even slow, the growing crisis.

Rent stabilization isn't a perfect solution. Once more long-term answers such as increased supply have taken effect and the crisis has passed, there is no reason our government can't revisit the issue allow a freer market to reign. However, right now we are drowning.

It would take a far more articulate woman than I am to properly describe the daily fear involved in the simple act of checking the mail. Will today be the day my rent goes up so much I'll end up in the shelter with my children? Will the owners of my duplex decide to kick us out so they can install hardwoods and raise rent by \$500 per month, even though we've been here for over 5 years, have never been late on rent, and have wonderful relationships with our neighbors? Where will we go when that happens?

I beg you: help us. Help us stay in our community. Help us to stay inside. With the simple push of a button, you have the ability to improve countless lives- lives like mine, and lives like tens of thousands of other tenants that you represent. We are counting on you to vote yes. Thank you for your time.

Sincerely,

Jennifer Oswald