

Affiliated Tribes of Northwest Indians
AirWorks, Inc.
Alaska Housing Finance Corporation
Alliance to Save Energy
Allumia
Alternative Energy Resources Organization
Ameresco
American Rivers
Backbone Campaign
Beneficial State Bank
BlueGreen Alliance
Bonneville Environmental Foundation
Byrd Barr Place
City of Ashland
City of Seattle Office of Sustainability & Environment
CleanTech Alliance
Climate Smart Missoula
Climate Solutions
Community Action Center of Whitman County
Community Action Partnership Assoc. of Idaho
Community Action Partnership of Oregon
Earth and Spirit Council
Earth Ministry
Ecumenical Ministries of Oregon
eFormative Options
Energy350
EnergySavvy
Energy Trust of Oregon
ENGIE Services U.S.
Enhabit
Environment Oregon
Environment Washington
EQL Energy
Forth
Global Ocean Health
Green Energy Institute at Lewis & Clark Law School
Homes for Good
Home Performance Guild of Oregon
Human Resources Council, District XI
Idaho Clean Energy Association
Idaho Conservation League
Idaho Rivers United
League of Women Voters Idaho
League of Women Voters Oregon
League of Women Voters Washington
Montana Audubon
Montana Environmental Information Center
Montana Renewable Energy Association
Montana River Action
Multnomah County Office of Sustainability
National Center for Appropriate Technology
National Grid
Natural Resources Defense Council
New Buildings Institute
Northern Plains Resource Council
Northwest EcoBuilding Guild
Northwest Energy Efficiency Council
NW Natural
OneEnergy Renewables
Opportunities Industrialization Center of WA
Opportunity Council
Oracle
Oregon Citizens' Utility Board
Oregon Energy Fund
Oregon Environmental Council
Oregon Physicians for Social Responsibility
Oregon Solar Energy Industries Association
Pacific Energy Innovation Association
Pacific NW Regional Council of Carpenters
Portland General Electric
Puget Sound Advocates for Retired Action
Puget Sound Cooperative Credit Union
Renewable Northwest
Save Our *wild* Salmon
Seattle City Light
Seinergy
Sierra Club
Sierra Club, Idaho Chapter
Sierra Club, Montana Chapter
Sierra Club, Washington Chapter
Small Business Utility Advocates
Smart Grid Northwest
Snake River Alliance
Snohomish County PUD
Solar Installers of Washington
Solar Oregon
Solar Washington
South Central Community Action Partnership
Southeastern Idaho Community Action Agency
Spark Northwest
Spokane Neighborhood Action Partners
Sustainable Connections
The Climate Trust
The Energy Project
Transition Missoula
UCONS, LLC
Union Of Concerned Scientists
United Steelworkers of America, District 12
Washington Environmental Council
Washington Local Energy Alliance
Washington Physicians for Social Responsibility
Washington State Community Action Partnership
Washington State Department of Commerce
Washington State University Energy Program
YMCA Earth Service Corps
Zero Waste Vashon



NW Energy Coalition
for a clean and affordable energy future

February 15, 2019

House and Human Services Committee

Oregon State Capitol Salem, OR 97301

Re: SB 608

Dear Chair Keny-Guyer, Vice-Chair Noble, Vice-Chair Sanchez,
and members of the committee,

On behalf of the NW Energy Coalition, I am writing provide support for SB
608, a bill to improve tenant rights.

The NW Energy Coalition is an alliance of about 100 environmental, civic and
human service organizations, progressive utilities and businesses in Oregon,
Washington, Idaho, Montana and British Columbia. We promote development
of renewable energy and energy conservation, consumer protection, low-
income energy assistance, and fish and wildlife restoration on the Columbia
and Snake rivers.

This is the first time the NW Energy Coalition has submitted testimony on a
bill regarding tenant and housing issues. We normally participate in issues
related to energy, utilities and, particularly, energy efficiency. However, over
the past couple of years, the Coalition has been investigating the link between
energy efficiency upgrades in homes and housing stability.

Certain markets are being identified as underserved – those less likely to
undertake energy efficiency projects. Underserved households lose out on
projects that will reduce monthly bills and increase health and safety in the
home. What we have found is that families living in rental properties are
perhaps the most underserved by regional energy efficiency programs. This is
sadly ironic, because these households are often the ones that have the most to

gain from the health benefits and financial savings that come with energy efficiency improvements. However, landlords are reluctant to make investments when tenants pay the utility bills and tenants are reluctant to invest in upgrades when they don't have security in their tenancy. That leads us to the problem of housing stability.

To address this underserved market, we must start with housing stability. Once we have secured greater housing stability for renters, we can begin to build programs that will help expand energy efficiency services to those homes. Senate Bill 608 will make progress on this important issue and we urge your support for this bill.

Sincerely,

A handwritten signature in black ink, appearing to read "W Gerlitz". The signature is fluid and cursive, with a large initial "W" and a stylized "G".

Wendy Gerlitz
Policy Director