



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

February 18, 2025

Representative Pam Marsh, Chair
House Committee
900 Court St NE, H-283 Salem, OR 97301

RE: **Opposition to HB 2305**

Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, and Members of the Committee:

Thank you for the opportunity to share testimony, on behalf of Northwest Pilot Project, **in opposition to HB 2305**, which would dismantle critical housing stabilization protections and increase the risk of displacement for seniors, families, individuals, and communities across the state.

Northwest Pilot Project (NWPP) is a social service agency with over five decades of experience in providing housing stabilization services to low and very low-income older adults, age 55 and over, experiencing or at risk of homelessness in Multnomah County.

HB 2305 would allow evictions for violations of a rental agreement, even after the tenant has corrected those violations. Landlords already have a multitude of ways to evict tenants for serious lease violations and for repeated violations where the tenant is failing to correct their action.

As of January 2025, only 9% of Oregonians facing an eviction have access to legal representation.¹ Research shows that providing tenants with legal representation has a significant impact on reducing evictions and displacement.² Expanding the avenues in which landlords can evict tenants will result in an increasing number of individuals navigating the court system without legal representation, and thus, at serious risk of eviction and homelessness.

At a time when Oregon is experiencing some of the highest rates of homelessness in the nation– and seniors age 65 and older are the fastest growing age group of people experiencing homelessness³– we must prevent unfair displacement. We encourage you to **vote against HB 2305** and hope you will

¹ “Disparity in Legal Representation in Eviction Court,” Evicted in Oregon, January 2025.

<https://www.evictedinoregon.com/disparity-in-legal-representation>

² Ibid.

³ The Emerging Crisis of Aged Homelessness (2019), Dennis Culhane, PhD et al.

<https://aisp.upenn.edu/wp-content/uploads/2019/01/Emerging-Crisis-of-Aged-Homelessness.pdf>

focus on the collective and critically important work to increase housing supply, support preservation and affordable housing solutions, support eviction prevention and rent assistance solutions, and increased access to supportive services and shelter. Thank you for your time and consideration.

Sincerely,

Yoni Kahn
Advocacy Director
Northwest Pilot Project