



Closing The Loophole: No-Cause Eviction and Enforcement of Fair Housing Laws



FHCO's Mission

- Identify and Eliminate Illegal Housing Discrimination via education and enforcement
- Promote Housing Choice and usher greater equity to Oregon's Housing and Rental Markets
- FHCO embraces the role of property owners and landlords, who work with us to fulfill our mission



Fair Housing Act - Basics

- Passed into law in 1968 – one week after MLK’s Assassination
- **FHA PROTECTS ALL OF US.**
 - All Races Protected
 - All Genders Protected
 - All National Origins Protected
 - All Families Protected
 - All Disabilities Protected
 - All Religions Protected
 - Housing Discrimination is Alive and Well and Oregon



No-Cause and the FHA

- No-Cause Eviction is Legal BUT Discrimination and Retaliation are NOT
- What makes the best retaliation case?
Proximity to No-Cause
- Shield for Discrimination – You don't need to give a reason for eviction.



Defenses to No-Cause

- Technical
- Retaliation
 - Strength determined by Proximity
- Discrimination
 - Strength determined by Proximity
 - Difficult to prove with no smoking gun
- No-Cause provides a curtain for bad-actor landlords to hide behind



Integration and Public Safety

- Eviction pushes people into a cycle of poverty not previously experienced
- No-Cause evicts people who may be great tenants
- Those evicted are forced into marginalized neighborhoods with less access to:
 - Healthcare
 - Jobs
 - Education
 - Transportation
 - Minority Communities pushed to live on the fringe of society in isolated areas.
 - Low-Income families have no opportunity for upward mobility