

**STABLE HOMES**  
*for* **OREGON**  
**FAMILIES**

## **Renters & Protections: HB2004**

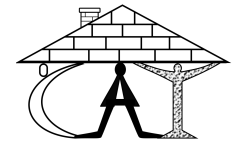
Katrina Holland, Executive Director

Community Alliance of Tenants

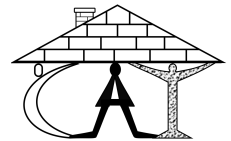
Stable Homes for Oregon Families Coalition

1. Status quo is not working

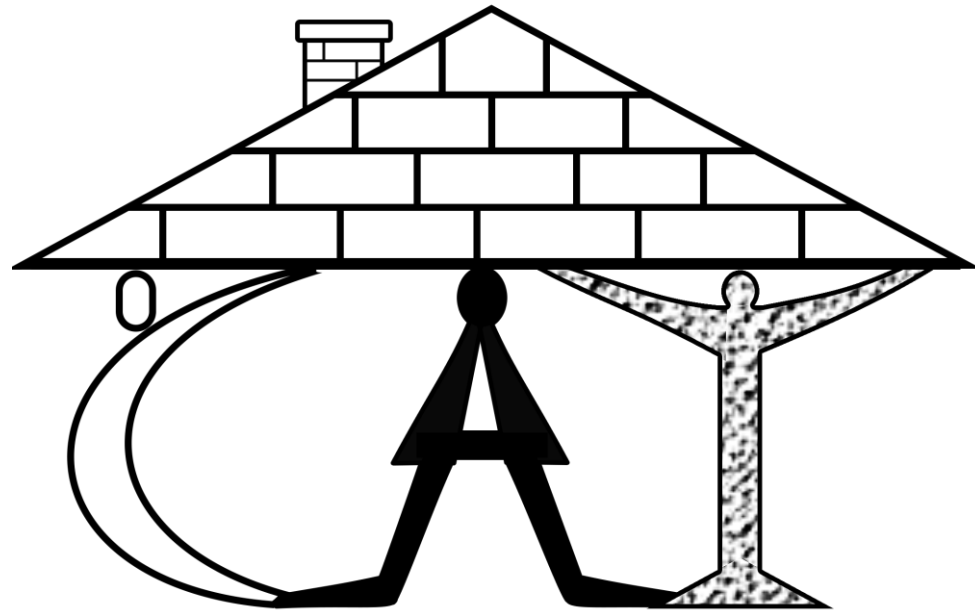
2. Absolute legal right to destabilize a household



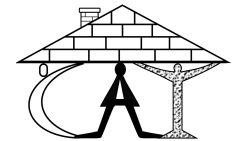
1.5 million



Who is CAT?



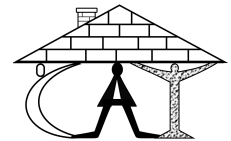
We are the faces of  
**Tenant Power**



History and background

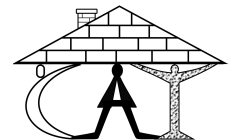
The master plan execution

Next steps – what now?



- We are the Safety Net
- Landlord Tenant Coalition
- MLK & Trader Joes and other fights
- 2015 Renter State of Emergency
- Housing & Homelessness State of Emergency
  - Portland, Milwaukie, Medford (considerations), Multnomah County
- State of Oregon response

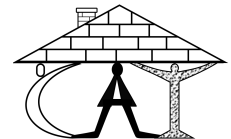
History and background



- 2016 HB 4001 and HB 4143
- 2016 Stable Homes convenes – THREE-PRONGED STRATEGY
- 2017 Stable Homes Births HB2004
  - *Housing Champions: Kotek, Monnes-Andersen, Manning, Hernandez, Sanchez, Dembrow*



History and background





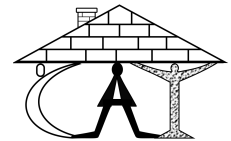
## HB 2004 RUNDOWN

### *v1*

- Allowed local jurisdictions to consider rent stabilization and implement it in ways that worked best for them
- Limited the reasons and use of no cause evictions.
  - LL based causes w/ relocation
  - Increased enforcement/damages
  - Mandated for cause evictions for month to month and fixed term tenancies alike.



History and background



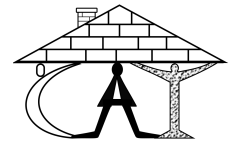
## HB 2004 RUNDOWN

### v2

- Allowed local jurisdictions to consider rent stabilization and implement it in ways that worked best for them
- Limited the reasons and use of no cause evictions.
  - LL based causes w/ relocation (lowered and excluded LLs of 4 units and below) and included new
  - Increased enforcement/damages (lowered)
  - Mandated for cause evictions for month to month and fixed term tenancies alike.



History and background



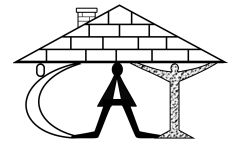
## HB 2004 RUNDOWN

### v3

- Limited the reasons and use of no cause evictions.
  - LL based causes w/ relocation (lowered and excluded LLs of 4 units and below) and included new
  - Increased enforcement/damages (lowered)
  - Mandated for cause evictions for month to month and fixed term tenancies alike (made it more complex).



History and background



Housing  
and  
Human  
Services

OR House  
(April  
2017)

Senate  
Human  
Services

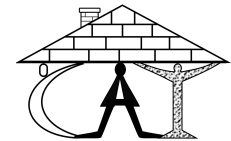
Ways &  
Means

President's  
Desk  
15 of 16  
votes



**STABLE HOMES**  
*for* **OREGON**  
**FAMILIES**

History and background



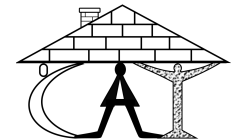


**STABLE HOMES**  
for **OREGON**  
**FAMILIES**

- 75 + orgs and businesses
- Vast impact, across sectors
  - Health
  - Education
  - Business
  - DV
  - Social Services
  - Culturally Specific
  - Environmental
  - Labor



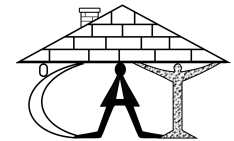
Master Plan Execution



# What did we learn?

- Law changes deeply unfavorable within the building
- Tenant protections though human is highly political
- Supply is a preferred mechanism for dealing with homelessness and new homelessness
- Deeply partisan issue
- Statewide problem is not a talking point, it's a reality

What now?



## What's next?

- Local focus in rural, sub-rural locations outside of bigger metropolitan areas
- Temporary fix being discussed until 2019
- It's going to get worse.

What now?

