

YES ON HB 2004A

Protects renters, is fair to landlords, gives communities local control

PROTECTS AGAINST UNFAIR EVICTIONS:

- ➔ Provides certainty and fairness for renters by requiring landlords to have a just cause for eviction after the first 6 months of a tenancy.
 - ✓ Doesn't apply to landlords living on a property with 2 or fewer rental units.
- ➔ Preserves landlords' right to make business or personal use decisions about the rental property.
 - ✓ Landlords can evict for business or personal use reasons, with 90 days' notice and payment of one month's rent. Relocation payment doesn't apply to landlords with four units or less.
- ➔ Gives renters legal protection so they can request repairs or raise issues without fear of eviction or rent-hike retaliation.

STABILIZES RAPIDLY RISING RENTS:

- ➔ Repeals state prohibition against rent stabilization and restores local control.
- ➔ Prohibits rigid and outdated rent controls while allowing local jurisdictions to protect against extreme and sudden rent hikes.
- ➔ Empowers communities to create common sense rent policies in a public process that work for both tenants and landlords.
- ➔ Preserves landlord rights to make a fair rate of return on investment to manage their properties.

YES ON HB 2004 BECAUSE:

- ➔ Too many Oregonians face double or triple-digit rent increases.
- ➔ Oregon's current law does not provide adequate fairness for the 4 in 10 Oregonians who are renters.
- ➔ Oregon's towns and cities have low vacancy rates, between 1-3%. When families are displaced by evictions or rent hikes, finding a new home is difficult and expensive. Homelessness is a real risk, and families suffer financial impacts as well as negative job, school, and health consequences.
- ➔ Communities of color, seniors, people with disabilities, and people with low incomes are disproportionately impacted when landlords exploit the eviction process.

40% of Oregonians rent their homes and are at risk of rent spikes and evictions without cause.



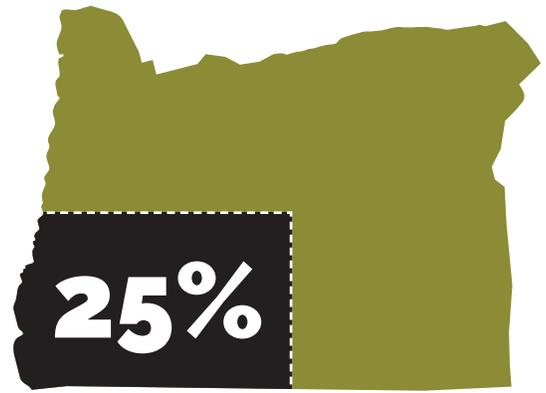
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HB 2004 is part of a three-pronged approach to address Oregon's housing crisis and provide stable homes:

INCREASE AFFORDABLE AND MARKET RATE HOUSING SUPPLY

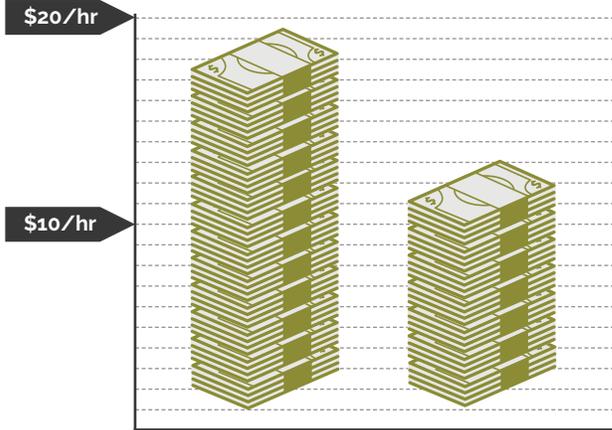
FAIRNESS AND STABILITY FOR RENTERS: PASS HOUSE BILL 2004

PRESERVE CURRENT UNITS



1 out of 4 Oregonian renters pay more than HALF of their income in rent.

OREGON WAGES vs. OREGON RENT



A full-time worker must make at least \$19.38 per hour to afford a decent two-bedroom rental. However, Oregon's mean renter wage is just \$13.61 per hour.



97,836

For every 100 families with extremely low incomes, there are only 20 affordable units available. 97,836 units are required to meet the need.

S M T W T F S

68 HOURS

Oregon renters making minimum wage need to work 68 hours per week in order to afford a 2-bedroom apartment.



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