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➡ Prohibits rigid and outdated rent controls while allowing local jurisdictions to protect against extreme and sudden rent hikes.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.

WEBSITE: StableHomesOR.org
TWITTER: @StableHomesOR
FACEBOOK: facebook.com/StableHomesOR
HB 2004 is part of a three-pronged approach to address Oregon’s housing crisis and provide stable homes:

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.

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