

Submitter: Mariaelena Guerra
On Behalf Of: Farmworker Housing Dev. Corp.
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2305

Re: Opposition to HB 2305
Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, and Members of the Committee:

My name is Maria Elena Guerra, Director of the Farmworker Housing Dev. Corp. I urge your opposition to HB 2305, which would destabilize tenants and put them at risk of eviction and displacement into an expensive housing market with low vacancy rates, increasing the risk of homelessness.

FHDC has been developing and managing properties for the last 30 years, we have been able to retain and support our tenants basing our procedures center in Equity.

HB 2305 would undermine tenant stability and increase displacement. The bill would allow displacement without the opportunity to cure for violations of a rental agreement, even after the tenant has corrected those violations. Landlords already have myriad tools to evict tenants for serious lease violations and for repeated lease violations where the tenant is failing to correct their action. When evictions happen in this housing market, they lead to homelessness. We must do all we can to prevent unfair displacement. We believe that any property management company working with low-income tenants, and serving affordable rental housing owners must include a Equity training for their staff and create policies and procedures that support these families.

This is a time when we must come together to support solutions to the housing crisis, not backward steps. I urge you to vote against HB 2305 and hope you will 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 the opportunity to submit testimony and your service to Oregon communities.

Sincerely,
Maria Elena Guerra, Executive Director
Farmworker Housing Dev. Corporation