

Submitter: Lea Belton  
On Behalf Of: myself and my fellow renters  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305

Dear House Committee on Housing and Homelessness,

Why would you entertain a bill that will increase eviction rates and therefore increase homelessness??

I urge you to oppose HB 2305, a bill that would allow landlords to be even more predatory than the laws already allow. HB 2305 will increase eviction rates and increase homelessness.

With housing and homelessness a current crisis, it would make sense for representatives on the Housing and Homelessness Committee to have a goal of decreasing eviction rates and decreasing homelessness.

HB 2305 will do the opposite.

Allowing landlords even more power over renters' housing, THE basic survival requirement, is simply disgusting. Landlords already get most of our income as it is. To allow landlords further privilege to evict tenants without even a court process (no matter how many evictions is on someone's record) is in line with ineffective carceral punishment. In fact, it is carceral punishment for being poor and not owning your own housing property.

I am appalled that this bill was even written.

Evidence based research shows that cruel, carceral punishment like this does not change human behavior. It does not increase the desired result. In fact it causes trauma. This bill will put more families on the street, in tents and eventually in the morgue.

The effect of this bill will equate poorer renters with criminals. Even people accused of committing a crime have the right to face their accusers in court and have due process of the law. For people that have been evicted before, HB 2305 will leave them with less rights than criminals in court. It will take away their access to the justice process.

I am a renter. I am poor. I am not a criminal. I should not ever be evicted from my home simply for being late paying my rent - no matter how many evictions are on my record. (I have none by the way and I have had a landlord try to illegally evict me).

The writers of this bill fail to take into consideration the amount of illegal evictions that landlords get away with.

Perhaps you should write a bill that makes it a crime with automatic jail time for

landlords that attempt to illegally evict tenants. Perhaps you should write a bill that holds landlords accountable to the laws.

This bill appears to be trying to ensure landlords get rent money on time. This bill will not be effective in doing that. This bill will increase eviction rates and homelessness.

A more effective way to ensure that landlords receive rent on time is to prohibit landlords from charging rent that is over 30% of a renters' income.

This solution benefits both renter and landlord. Renters would not be paying most of their income on housing, which would secure their financial ability to pay rent in full, on time each month to the landlord. This solution would also be in line with what every economics 101 class teaches us about housing costs: it should not be more than 30% of anyone's income.

Extreme punishment of this sort exacerbates housing insecurity, limits access to affordable housing and causes renters to live in constant fear of eviction without any process to keep them off the street if they end up in financial hardship. HB 2305 will increase cPTSD rates because of the chronic stress from fear of what might happen if you are late paying rent. Chronic, regular stress levels this hight leads to high levels of trauma.

Current Oregon law is not helping renters enough. HB 2305 will hurt renters and not help landlords get their money on time.

I urge you to put renter needs above landlord desires to punish and exploit renters more than the law already allows them to.

I urge you to stop HB 2305 and use your power to support renters instead. Landlords have enough power over renters.

Thank you for your time,

Lea Belton

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