

Submitter: Eric von hulha  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB2305  
Honorable members of the Legislature,

Thank you for the opportunity to testify on HB 2305. I oppose the provisions in this bill that would accelerate evictions and worsen Oregon's already severe housing crisis.

Oregon is facing a housing shortage at all income levels. Rents remain high, vacancy rates are low, and too many families struggle to find and maintain stable housing. Instead of making it easier to evict tenants, our focus should be on increasing the supply of housing—both market-rate and subsidized—to ensure everyone has a place to live.

#### Concerns with the Bill:

1. Elimination of the Right to Cure (Section 2)
  - HB 2305 allows landlords to evict tenants after three lease violations or late rent payments within 12 months, with no opportunity for the tenant to correct the issue.
    - Many renters face temporary financial hardships. Removing their ability to fix violations before losing their homes will lead to unnecessary evictions and increased homelessness.
2. Lowering the Threshold for Evictions (Sections 3 & 4)
  - The bill expands the reasons a landlord can terminate a lease, including failure to pay fees, utilities, or late charges. These minor infractions should not be cause for eviction, especially when they do not pose a threat to health or safety.
    - A more effective policy would focus on preventing eviction over minor financial disputes through mediation or repayment plans.
3. The Real Problem: Not Enough Housing
  - The root cause of our housing crisis is the lack of supply. Oregon has too many barriers to new housing development, which drives up costs and limits options.
    - Instead of increasing displacement, we should be making it easier to build all types of housing—market-rate, subsidized, multifamily, and missing middle housing—so there is enough supply to meet demand.

#### Recommendations:

Rather than focusing on evictions, Oregon should be tackling the housing shortage directly by:

- Reforming zoning laws to allow more housing of all kinds, including

multipurpose units, accessory dwelling units, and mixed-use developments.

- Reducing bureaucratic barriers to building both market-rate and subsidized housing.
- Expanding state and local incentives for affordable housing production.

Housing security is best achieved through abundance, not eviction. At a time when we need more housing, HB 2305 moves in the wrong direction by making it easier to push people out instead of ensuring they have a place to live. I urge you to reject this bill's harmful provisions and instead focus on policies that expand housing supply and stability for all Oregonians.