



LatinoNetwork

RE: Latino Network Asks for You to Please Support SB 608

02/04/2019

Dear Chair Fagan, Vice Chair Girod, & Members of the Committee:

My name is Raul Preciado Mendez and I live in Portland, Oregon. *I am writing to you to ask that you support Senate Bill 608 and pledge to protect Oregon tenants.* For the record, I am a registered lobbyist on behalf of Latino Network, which is the organization I represent in writing you today. Latino Network is a 501(c)3 non-profit organization that provides early childhood, education, and wrap around family support services for the Latinx community. Currently, we serve over 7000 children and families in Multnomah and Washington County. Latino Network believes that everyone deserves a stable, safe, and affordable home.

As an individual, I can tell you firsthand how disruptive and destabilizing receiving a no-cause eviction can be. I was no-cause evicted in 2016 from a home I had lived in for 3 years. I had experienced the deaths of a friend and a family member, a cancer scare, and a number of other unexpected problems at the same time. Despite Portland having a required 90-day notice, it still provided an incredible source of stress and tension in a period of my life that was already riddled with uncertainty. I had the fortune of having a supportive network of friends, family and community to help me get by. I was also lucky enough to be able to recover from this calamity relatively quickly. Seeing how quickly things can pile on, I know many others are not as fortunate.

Our organization provides family stability services in partnership with Multnomah County, and these services are strained when a tightening rental market provides an added layer of uncertainty for renters in and beyond Portland city limits. While renters in Portland have the benefit of relocation assistance, and a 90-day notice for no-cause evictions, we know that people are still feeling the pressure of increasing rent. We know that our families in Clackamas, Beaverton, Gresham and Troutdale want the protections that Portland has for renters. Skyrocketing rents and the prospect of losing your home are terrifying, and make the process of getting back on your feet considerably more challenging. According to Zillow, the average listing in Portland in

2014 was \$1442 per month, compared to today's average listing of \$1893.¹ The difference of \$450 per month, per household on average is stunning. This means an average family has had to increase their housing budget by \$5500 per year, while wage growth has remained stagnant in the state and country².

Renters, especially those from marginalized communities, are depending on lawmakers to provide basic tenant protections and rent stability. The housing crisis in Oregon will require many solutions, and it is critically important the Legislature act now to pass SB 608. Please vote yes on SB 608.

Thank you for your time and consideration in this letter, if you have any questions related to this testimony or additional follow up please feel free to contact me.

Best,

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¹ Zillow, "Portland Home Prices & Values", 2019

² Oregonian, "U.S. job growth remains strong; wage growth still weak", 2018