

A Resolution of the Democratic party of Washington County, Oregon

Resolution # 2017-039

Relating to the Abolition of No Cause Evictions

Whereas, under current law landlords in Oregon can evict tenants without giving any reason even if they have been good tenants and always paid their rent on time; and

Whereas no cause evictions are often used for retaliation and discrimination and often result in displacement of families that have done nothing wrong while many renters avoid asking for necessary repairs for fear of a no cause eviction for complaining; and

Whereas, when a family is given a no cause eviction they often have a small window of time (as little as 30 days in month-to-month rentals⁶) to find a new home and to come up with thousands of dollars for rent, fees, and deposits or risk of becoming homeless; and

Whereas 27% of Washington County households are currently facing housing problems such as overcrowding, unaffordability, and substandard living conditions; and

Whereas from 2006 to 2015 rents increased by 63% in the Portland metro area although wages for renter households only increased 39%; and

Whereas, according to Washington County's Consolidated Plan ^{1,2}, the County has a current affordable housing deficit of somewhere between 14,000 and 23,000 units while the County is currently adding only about 100 affordable units per year³; and

Whereas no cause evictions disproportionately impact communities of color, seniors, people with disabilities, and families with young children⁴; and;

Whereas Washington County is growing by more than 10,000 people ⁵ annually and no cause evictions, frequently used by landlords in the process of gentrification, often force those who can't afford higher rents from their homes; and

Whereas the Universal Declaration of Human Rights, adopted by the United Nations in 1948, declares that housing is a human right ⁷:

Now Therefore It Is Resolved by the Democratic Party of Washington County (DPWC), Oregon that,

1. The DPWC supports the abolition of no cause evictions, especially within the State of Oregon, and declares this a legislative priority.
2. The DPWC recommends that our elected State Representatives and Senators pass a bill or refer a ballot measure to the people of Oregon that would abolish the practice of no cause evictions within the State.

3. The DPWC will notify the Democratic Party of Oregon (DPO) of the passage of this resolution and the DPWC's delegation to the DPO will recommend this resolution to the Platform and Resolutions Committee of the DPO.
4. The DPWC urges our Oregon Senators to support and pass HB 2004A, currently before the Oregon Senate, which would substantially address the issue of no cause evictions.

Submitted: 3/5/17, K.Haxton; approved with amendments (ref to Universal Declaration) by P&RC – 3/7/17 for 1st reading; 2nd reading passé by CC -d 4/24/17 w Amendment to add Therefore #4

1. <http://www.co.washington.or.us/CommunityDevelopment/Planning/2015-2020-consolidated-plan.cfm>
2. <http://www.co.washington.or.us/Housing/PoliciesPlans/plans.cfm>
3. p.45 “The County proposes a one-year goal to produce 135 new units of affordable housing”
<http://www.co.washington.or.us/CommunityDevelopment/Planning/upload/FINAL-Volume-3-2015-Action-Plan-for-Washco-and-CoB.pdf>
4. Presentation to Washington County Democratic Central Committee by Sheila Greenlaw-Fink (7/20/16)
<https://docs.google.com/presentation/d/1081PtJiSH9ZuuC9vSP30Y6Ax6XHCrAWIRGbg1YMJedI>
5. <http://www.oregonmetro.gov/news/portland-region-nears-24-million-residents-growing-41000-last-year>
6. <osbar.org> Residential Eviction Notices
7. United Nations Universal Declaration of Human Rights, Article 25 (1) “Everyone has the right to a standard of living adequate for the health and well-being of himself and his family, including food, clothing, **housing**, and medical care.....”