



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

**TO:** OREGON SENATE COMMITTEE ON HUMAN SERVICES  
Meeting date: May 3, 2017

**FROM:** Laura Golino de Lovato, Executive Director  
Northwest Pilot Project  
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**DATE:** May 2, 2017

**RE:** House Bill 2004 A - *Prohibits landlord from terminating month-to-month tenancy without cause after first six months of occupancy except under certain circumstances with 90 days' written notice and payment of amount equal to one month's periodic rent.*

Honorable Committee Chair Senator Gelsler, Vice Chair Olsen and members of the committee, thank you for the opportunity to share with you Northwest Pilot Project's support of HB 2004 A. Northwest Pilot Project (NWPP) is a nonprofit organization providing housing placement assistance and transportation to very low income seniors (age 55+) in Multnomah County, Oregon. While we work in the greater Portland area, all of Oregon is experiencing dramatic increases in the cost of housing which leaves very low income and vulnerable seniors unable to afford their current rents.

Northwest Pilot Project sees low-income seniors struggling every month to make ends meet on fixed incomes. Over 80% of the seniors who come to us for housing assistance have incomes **below** 30% of the Median Family Income - \$15,400 annually or about \$1,283 per month for one person in Multnomah County. This means that for them, affordable rent - an amount equal to about one-third of their monthly income - would be \$425 per month. But the average monthly rent for a one bedroom apartment in the greater Portland area is about \$1,200 per month; that's the entire monthly income for a senior in poverty.

We believe that HB 2004 A is a positive step toward addressing the housing crisis in Oregon. It is one more tool that would be available to address a very complex situation which must have more than one solution. HB 2004 A would allow cities and counties to create their own ordinances regarding rental increases. It would provide protections for the most vulnerable tenants, such as the low-income seniors we serve, by eliminating most no-cause evictions and providing modest help with relocation costs. These are protections that do not exist now for low-income senior renters for whom a no-cause eviction would have a negative impact on their health and the health of their community.

Thank you for your consideration.