

My name is Richard Greensted, I'm a resident of North Portland. I am a homeowner, a landlord, and a volunteer at my neighborhood public school.

I testified before the joint interim committee on public education appropriation in November 2015 about the effects of our state's choice to not adequately fund education. I shared that the burden of this underfunding is being carried by our most vulnerable students.

Today, I'd like to discuss the intersection of housing policy and education. Our Lack of regulation around housing policy is causing harm to students. My kids attend their neighborhood public school and each year they lose classmates due to our inaction on rent stabilization. As we uproot students time and time again, their education is interrupted. Our kids carry the stress that parents face when they receive 50 to 100% rent increases or no cause evictions. We know that the ability to learn is greatly reduced when basic needs are not met or if there is fear around losing a basic need. Housing is a basic need. I am a strong supporter of free market economics, but left unregulated, it preys on the poor. We must allow reasonable regulation to protect families. Economic gain at the direct expense of our poorest citizens is not inline with our values as Oregonians. It is completely reasonable to ask landlords to plan their business around increasing rent at the rate of inflation.

Ive spent the last 12 years living in and as a landlord in a rapidly gentrifying neighborhood. I have contributed to the economic forces that have pushed families out of their homes. If HB2004 had been passed 15 years ago, allowing Portland to institute rent stabilization, many of our citizens of color would still reside in the once redlined neighborhood of [Albina](#) where I own property.

While our history of inaction in addressing this issue is inexcusable, the absolute least we can do as a state, is allow individual cities to tackle homelessness and graduation rates by lifting the preemption on rent stabilization. HB2004 is an essential action that will allow Portland to provide much needed housing stability and improve educational outcomes for our most vulnerable students. Thank You.