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Members of the committee,

On behalf of the Oregon Students Association, we respectfully urge you to support HB 2004A, which seeks to prevent landlords from no-cause evicting tenants after 6 months of residency without express written 90 days notice. This issue is important to students in particular because students are some of the most housing-insecure citizens in the state of Oregon.

Students seek higher education to better their lives and do so at large cost to their families (if families can provide support) and to themselves. On-campus dorms were created initially to be a form of cheap housing, but have increased exponentially in cost since their genesis. On-campus living is now considered an expensive and practically luxurious form of housing, while students are left to scramble for apartments and houses. Finding affordable housing on a college student's budget (particularly that of low-income, LGBTQ+, and students of color) is extremely difficult, if not impossible. Another factor making it extremely difficult for college students to keep stable housing is that there are many negative and untruthful stereotypes surrounding us that further stigmatizes us and makes renters skeptical of renting to students.

It is not unheard of for a landlord to take in \$45+ application fee, interview would-be student lodgers, approve them, allow them to move in, but when a "lower risk" family of four shows interest in a technically "off the market" residence, ousts the students for the more "appealing residents." This is especially pertinent currently, as Oregon is facing a housing crisis where rent rates are climbing in most towns and cities by large amounts.

This bill is not an attack on landlords, as it does not apply to landlords with property of two or fewer units, and relocation payment doesn't apply to landlords with less than four rental units. This bill seeks to support renters of all kinds, not just students, by creating a standard process we can trust and feel safe with. It also empowers the people to have local control over their housing, which includes landlords having power over their business and personal use decisions concerning units.

With your support, we can address housing insecurity head-on, and make Oregon a safer and more stable place to live. Oregon has a reputation for being a wonderful home, and by passing a bill that allows people to breathe easy in the homes they pay to live within, we're maintaining that reputation.

Thank you for your support on HB 2004A.

The Oregon Students Association