



PRESS RELEASE

For Immediate Release
February 23, 2016

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Oregon House Approves New Protections for Renters

HB 4143 Provides Increased Predictability, Stability

SALEM – Oregon is facing a drastic, statewide shortage of affordable housing, creating a crisis that rose to the top of the 2016 legislative agenda. Today the Oregon House of Representatives passed legislation that will increase predictability and stability for renters across the state – a step in the right direction for families who can't keep up with skyrocketing housing costs in a very tight rental market.

[House Bill 4143](#), which passed on a bipartisan vote of 48-11, prohibits rent increases in the first year of tenancy and requires 90 days' notice for rent increases after the first year. Both changes will help the 40 percent of Oregonians who rent their homes by providing additional time to manage rent increases or find a more affordable place to live.

“We're in this crisis because of the gap between stagnating wages and skyrocketing housing costs,” said Rep. Alissa Keny-Guyer (D – Portland), chair of the Housing and Human Services Committee. “If we don't address this situation now, the outcomes will be horrible for everything we value about this state.”

Home ownership rates have reached historic lows in Oregon, and as fewer people buy homes, rental markets rapidly tighten. Vacancy rates in some parts of Oregon are less than one percent, driving rents far higher than what most low-income families can afford.

“Today the House voted to provide predictability and stability for renters throughout the state,” said Rep. Chris Gorsek (D – Troutdale), chief sponsor of HB 4143. “While we need to do much more to ensure every Oregonian has a safe and decent place to call home, I'm proud that this bill will provide precious time for working families, seniors, and all renters to plan. These reasonable measures can be the difference between a home and homelessness for many Oregonians.”

In 2015, the legislature approved a landmark \$40 million investment in affordable housing construction, \$20 million to build supportive housing for Oregonians impacted by mental illness or addiction, and \$2.5 million to preserve existing affordable units.

HB 4143 now heads to the Senate for consideration.

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