



**HOUSE OF REPRESENTATIVES**

February 26, 2019

To: Chief Clerk Sekerak

Re: Vote Explanation for SB 608

Chief Clerk Sekerak,

I wish to submit the following explanation for my vote on Senate Bill 608.

Senate Bill 608 (SB 608) reflects a compromise between landlords and renters: it offers remedy to egregious price-gouging taking place throughout the State of Oregon, it attempts to stabilize rental prices through implementing a cap on future growth, and it ends the practice of “no-cause” evictions except in very certain and specific circumstances. This bill is neither the perfect nor the awful, it is a negotiated instrument for bringing certainty to an uncertain housing dynamic. It provides sufficient wiggle-room for all vested parties and does so while still achieving a public good. Accordingly, I shall support the compromise because even though it does not do all things, it does do a few important things for those facing significant challenges.

That being said, I believe this measure will not likely yield some of the results advocates hope for. We must find a path to incentives within the market for variety of housing – especially affordable housing – stock. SB 608 is as far as I am prepared to go in terms of caps and/or controls. It is now time for us to work collaboratively, cooperatively, and creatively in facilitating statewide investments in all types of housing reflecting our diversity of need. I still believe House Bill 2540 (HB 2540) which would create a housing stability commission, in each and every city under the population of 200,000, would yield more good, if given the opportunity. Local leadership must be assisted, it must not be overridden. We must find a path forward as a community of interests, we must step away from a false belief in a one-size fits all sized community strategy for long-term success.

Sincerely,

State Representative Paul L. Evans