

I am representing the area of Philomath. My boss is Harriet Hughes; I am her assistant.

I have been with Harriet for over a year now, and learned a great deal about housing. More than I ever even imagined could be out there.

We house approximately 80 tenants, in apartments and houses, boarding room style. Tenants share kitchen and bath. Our properties are managed slightly different than some landlords. Harriet started this outreach because she felt like there weren't many choices for lower income people. Our housing is for those that quite frankly have no place to go.

We try to help those with mental illness, and those that are recovering from substance abuse, and felons who know that they messed up but need a new start. Sometimes it's an older college student that just doesn't have much income, but wants to get a better job to get a better life. Most work well; others just can't adjust to "group living".

We try to give grace to those who run into rough times. But unfortunately some take advantage of that, and they are given a notice of eviction.

If this proposal is made to law, we could find ourselves and our tenants in a dangerous environment.

We've had situations where a tenant was involved with meth. This person would become violent, and was scarring other tenants. We had to give a notice of eviction.

Another tenant was given eviction notice because he simply could not deal with other people.

My stories could take up more time than you probably want to listen to. But here is our issue,

If we have to give a 90 day notice, I guarantee we will receive NO rent for three months.

If we have to pay a "relocation fee", for those that can't work within our housing standards, we could be out thousands of dollars, because there are just not enough places for people with low income to go.

And do you honestly think that tenants won't take advantage of their landlords with this possible law?

Another point I would like to make is, if we give a 90 day notice, we figure we won't be getting rent, plus we have to file with the courthouse, pay for the papers to be served, go to court, which can drag on because a tenant decides they want to have a jury trial. So we end up with no rent for 3 + months \$1,000's for court. We have to clean and repair the room, because the

tenant didn't care how they left it. And then to top it off, we could have housed someone that had no place to live, and was able to pay.

We are trying to help people, but it takes money to do that. To buy housing, to repair, maintain, insure, and so on.

This is a blanket law so it affects every landlord, even those of us that are helping the population of lower income, recovering addicts, mental health, and the former incarcerated population.

We have an outcry of people saying they are discriminated against for, skin color, sex, and all the other areas of physical characteristics. Yet there seems to me, no one is advocating for those people we specifically want to help. What about them?

Ladies and Gentlemen I cannot understand how this potential law could help our housing issues.

How is this going to make housing available when we already have a shortage?

How does this give us more housing?

How is passing this bill as it is written possibly going to help the housing?

If the goal is to stabilize affordable housing, you have to look at the economics of it.

How are any of these proposals going to make affordable housing?

How can this possibly lower rents?

There is absolutely no way this will help our situation of affordable housing. If anything this could become the biggest disaster you could ever have dreamed of. From what I understand this decision will be made by you all. I ask that you give this serious consideration.

This outcome is truly on your hands alone.

Thank You,

Carla Rigor

