

Good Morning,

My name is Melanie Adrian. I am the co- owner of A&G Rental Management in Portland, OR. I was scheduled to speak but unfortunately my name was not called for the morning session. I am hopeful that my testimony will be read and considered. I appreciate your time and attention.

Thank you for listening to my testimony today regarding the Housing Provider's perspective on the proposed House Bill 2004 to Ban "No-Cause" evictions on Fixed Term Tenancy expirations and month to month leases. As well as requiring the payment of Relocation Expenses. This is not the magic cure to today's problems. It is a poorly written attempt to solve an issue, that will not have the desired outcome.

No Cause notices are used specifically to vacate tenants that are in violation of Oregon Landlord Tenant Laws or, in some cases, where an owner would like to sell their home, move into their home or simply renovate their investment property. No cause notices are not used to move good renters out...it does not make sense financially since turnover is expensive! For cause notices can not always be substantiated (i.e. for smokers in a non smoking property). And, no cause notices can't be used in retaliatory cases since there are already laws against that!

For the sake of brevity, allow me to illustrate with just one example of the harm it will inflict: Every person is entitled to peaceful enjoyment of their residence, and current Oregon and Federal law requires me to defend that quiet enjoyment by maintaining a harassment free environment. If House Bill 2004 were to be enacted, the time and harm required to produce enough evidence to satisfy the burden of proof to process a for-cause eviction would allow a harassing tenant to remain on the property and create a hostile environment for the remainder of the tenants. Under the current law, residents can be protected, and tenants creating a hostile environment are given ample time to make alternative arrangements.

As a small business, we manage 200 single-family homes in the Portland Metro area. These owners provide housing and add to the inventory. What these proposals will do and have done since the Feb 2, 2017 ordinance was passed in the City of Portland, is cause home owners to sell their homes hence taking away some of the much needed rental housing in the City of Portland. We have had 7 homeowners in the past 4 weeks give us notice they are getting out of the Rental Market.

Housing providers are not the Evil people that we are made out to be. I have been in the Property Management business for 23 years and have been doing so to provide housing to people. My job is not to kick people out of their homes. My goal is to provide safe, quality housing for people and in the process to have an owner receive a return or at least a break even year over year on their investment property.

Landlords are not the problem to the homeless and housing crisis. The problem is the availability of affordable and low income housing within the City limits and beyond. The more regulations you place on Housing Providers will defeat the goal you are seeking. Small business such as mine who add to the available housing number will be put out of business which will only increase the homeless population.

I understand and see the affect of our housing crisis each and every day. Because of this crisis and because I care about finding a solution I became a part of a company in Portland called NO APP FEE which is an online application process for all people to access a housing website to find homes they qualify for based on income and their own personal needs and qualifications. Often there is housing available but those with limited income have a difficult time finding it. NoAppFee helps those people.

Please allow all of the members of MMHA and NARPM the opportunity to be heard before passing this bill. We would like to work with you to come up with additional solutions and an amendment to the current ordinance that will benefit both sides of this equation.

With this bill, you are picking winners and losers in the business community. For instance, I find it hypocritical for New Seasons to support limitations to the landlords ability to make a profit, yet their stores are some of the most expensive places to shop for groceries!

Thank you for your service to our communities and representing the interests of its constituents by voting "NO" on House Bill 2004.