

Hello dear committee members,

My apologies I was not able to attend the public hearing in Salem, but I will like to give you my testimony on HB2004.

Please find below an email I sent to the City of Portland and the office of Commissioner Eudaley after being subject to paying the relocation fees.

My husband and I purchased a duplex 2 weeks ago 1/13/17

As soon as we closed we sent 90-day termination letters to fix up the place and are now being asked to pay the \$4200 relocation fees. Needless to say I am here to ask if there are exemptions to new sale/purchases and first time landlords, and make my case for an exemption.

My husband and I bought our home in North Portland 5 years ago-- it was luck, we had no idea the housing market would skyrocket within the following years. After buying our home I realized I wanted to help others achieve that goal, so I got my license in real estate while working full time at OHSU.

5 years later I still work full-time at OHSU and do real estate in addition. My husband is a student teacher at Parkrose High and we strive to help our community in our own ways. My husband by working with and teaching youth, which he really loves; and me by helping first-time-home-buyers find affordable homes that can be turned into healthy beautiful homes (I have a thing for fixers).

My husband and I decided to take it to the next level; took out a second mortgage on our home (since the market value has increased so much) and used those funds to invest it into this duplex we just purchased. The home inspection report showed that EVERYTHING must be updated; plumbing, replace electrical fuse boxes, sewer line repair needed, recommended to remove oil tanks and furnaces and switch to gas or electric heating; and lastly the interiors needs a complete remodel making the place uninhabitable during the rehabbing.

Now I have a \$2300 mortgage plus utilities, and a limited

budget to rehab this place, and now we may have to pay upto \$8400 in relocation fees? This is putting us in incredibly financial stress

, with a duplex in which currently rents do not cover the mortgage and utilities (-

\$500/month) and the only way to be able to cover it's expenses is by rehabbing the units, thus evicting current tenants. Needless to say I am very much questioning if we should have used our home's equity to get into this scenario which we could not have seen back in November when we made our offer.

I understand and support the intentions of this new no-cause-eviction ruling, however I do not truly think your intentions were to put people like my husband and I in this particular situation. We're not developers, we are trying to invest our time and money in something we love—creating healthy living spaces in our community.

Now you knowing our situation can you tell me if there are exceptions to this new rule for new sale/purchases? new landlords? and for when a rental unit is truly in need of extensive work? and can this ruling be assessed on a case by case basis?

Thank you for your time, if you have any questions please do not hesitate to contact me.

The answer was that there is no pathway to assess each individual situation; this is a measure that is one size fits all, and it does not fit for us as first time landlords.

This is my testimony and I am stuck with a duplex that is not profitable unless I evict tenants and rehab the place and I am afraid that we have made a mistake if land lording is going to be seen as an unfriendly, greedy business by the city of Portland and by the state. I understand the need for immediate action on the housing crisis but there has to be a pathway to assess individual situations.

Thank you for your time, I greatly appreciate it; I know you must be swamped!

Best,

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