

My name is Rich Ford; I am a Realtor© and a progressive Democrat residing Keizer who has owned and managed our own rental property since 1979 in the Salem/Keizer area. My wife and I currently own three four-plexes housing twelve tenants. I am here to oppose HB 2004.

For the first time in perhaps 15 years, I gave 60 days "no cause" notice last November to a tenant whose brother had caused numerous complaints over a long period of time from various neighbors for swearing, smoking, arguing, loud noise, and conducting an auto detailing and sales business on the premises. He was not a tenant, but he was there almost every day, ostensibly providing child care to his young niece. I repeatedly brought neighbors' complaints to my tenant's attention and warned her that this was not acceptable and could result in my asking her to move if complaints continued. A quiet and reliable tenant of about 15 years in the adjoining unit was about to move due to this brother's obnoxious behavior.

After I finally gave her 60 days' notice, she vacated the home five days later with two days' notice to me, leaving trash and personal property she did not want, (which I had to store), and failing to leave the property in the clean condition in which she received it. Oh, and of course she didn't pay rent, and the expenses for cleaning and trash removal exceeded her security deposit.

Last year I helped a young couple with a 2-year old daughter and another child on the way to purchase their second home. They kept their small first home in the Englewood area of Salem, a neighborhood of modest but decent homes, as a rental investment. They see this as their children's future college fund. The measures you are pursuing will hugely discourage individuals and families from making such a choice in the future. If HB 2004 is enacted, I will discourage all but the most intrepid individuals from investing in residential rental property.

My wife and I have invested a lot of time and money in accumulating a small portfolio of rental properties. We have foregone a lot of comforts and luxuries over the years to develop investments which we hope will secure our retirement and provide some inheritance for family and perhaps a legacy to our community, should we be so fortunate. In short, we have scrimped and saved.

There needs to be equity in the landlord-tenant relationship. HB 2004 will foster adversarial landlord/tenant and tenant/tenant relations as well as high stakes confrontation. This bill does nothing to address the structural issues that have brought us the current housing crisis. Rather, it works against increasing the supply of existing and new rental inventory, and short supply inevitably leads to higher rents.

Landlords are not the problem; they are an integral part of any solution to relieve the lack of housing. Please strive earnestly for fair and sensible solutions.