

Hello,

I am addressing House Bill 2004. I went this morning March 2, 2017 and sat thru just over 2 hours of testimony from people for and against HB 2004, as well as, a few individuals that felt neutral on the bill. I came with fellow employees. We are a local property management company in Salem, OR that has been in business for over 25 years and we manage about 1000 properties in and around Salem. Our primary job is to protect the owner and their investment. Period! Many of our owners are not rich as many tenants want you to believe. Most of them are regular people trying to make ends meet themselves. Forcing owners to cover the cost for individuals to move is absurd! No-cause notices are a tool, not a hammer, used by landlords, as quoted by Mark Bidwell (one of our owners). I see both sides of the story, but this bill will not fix the crisis we are facing right now. It will simply make renting a place more difficult because landlords will no longer take a chance on a tenant or rent to less than perfect tenants. With that being said, I am against HB 2004.

My husband and I have lived in Salem for 2 and a half years. I have also been at my job just as long. In the short time I have lived and worked here, I have seen a drastic increase the price of rents. For example, we have a complex in west Salem that are 3 bedrooms 1.5 bath units. The rents when I started were \$750. The current rate for those same units is now \$1050. That is an increase of \$300 or 40% in just over 2 years. I have been fortunate enough to rent a 2-bedroom house from my job for \$900 a month. The average market value for my home is about \$1200 per month! If it were not for my job, I would be facing housing stability myself due to the rising cost of rents. HOWEVER, it is not because of my landlord issuing "no cause" notices or terminating leases. It is RENT PRICES and the shortage of housing available! Rent prices and the lack of housing are the biggest issues that we are facing in Oregon and other states. I think their needs to be some control on rent prices, as well as, more housing being built. Maybe a cap of no more than a 5 to 10% increase based upon the rents and only one increase per year max. This will help make housing affordable again, thus fixing some of the crisis we are facing. The shortage of housing alone raises the price of housing as if it were gold. It is simply a double-edged sword and there needs to be something done before a 2-bedroom apartment reaches \$1500 a month. Again, I am AGAINST House bill 2004.

*Thanks,*

*Sarra*

*Office Assistant*

*Northwest Pacific Property Management LLC*

*4280 Chaney Way SE*

*Salem, OR 97302*

*503-362-0030 (OFC) / 503-364-1485 (FAX)*