

March 2, 2017

Chair Kery-Guyer & Committee members

Hello And thank you for this hearing my story:

We are way past a **renters emergency**, Renters are **hemorrhaging**, more of us are becoming homeless. My rent will be going up another 4 plus percent of my of my income of 735.00.

35.00 Rent increase Last year.

April 1, 2017 I will be paying 397.00 dollars. I have a section 8 voucher. About 2 years ago I was paying 179.00 / 30%.

NOT today. It is bad enough that we have a few other issues going on. NO CAUSE EVICTIONS.

We are getting Jacked up by High unaffordable rents in many cases our homes are crummy bug/mold infested housing. Being Evicted by NO CAUSE for asking for repairs. Time to Eliminate this horrible one sided law.

Please Put our interest above yours, as LANDLORDS.

Most of you Land Lords here today with more than 2 rentals have a bias. [REDACTED] IN OREGON. [REDACTED] It is time you take action for the 40% of us (the renters) And all the homeless who are not being counted for **Rent Control help** and eliminate the NO CAUSE. We do pay the **property TAXES**. It's in our rent. We just do not write the check. We pay for insurance that does not cover any of our belongings.

Time to make the No CAUSE and Rent Control for renters a reality. Today. Make the changes to be effective NOW... Retroactive works for me.

"Please support HB 2004." I passed several Rental - NOT AFFORDABLE for me. I am including only the copy of my Rent now. And a news paper article.

1,300 Rent Studio --NOT DOABLE

Thank you,

Deborah A Olson  
Deborah Olson  
Gresham OR 97030  
CAT BOARD member.

Give ~~NO~~ cause - They move out No court fee

Give FOR Cause - They move out, no court fees

No Pay Rent 72 hr notice

AS A former Property manager NO Cause is stacked Against Renters

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## COULD BLOCK N EAST PORTLAND

n@week.com

and) may soon cast a cru-  
control and ban "no-cause"

ll face a major conflict of

a Kotek is shepherding  
e House, where passage is  
e Senate, 17-13. But lobby-  
mates, Sen. Betsy Johnson  
te against the tenant pro-

e even one other vote, and  
seat.

her and longtime church  
East Portland hit hard by

perhaps the biggest land-

about the tenant protec-  
tious housing measures to  
years.

told *WW* he opposes rent  
vs. And he thinks evictions

getting rid of problem ten-  
"



SENATOR ROD  
MONROE



Monroe has a hefty investment in the status quo: He's the owner of a 51-unit apartment complex in East Portland.

Monroe bought Red Rose Manor, a collection of three three-story blue-gray apartment buildings along Northeast Glisan Street near 160th Avenue, for \$3.4 million in 2002. Monroe refinanced his mortgage in 2012, borrowing \$2.25 million.

Today, monthly rent for a one-bedroom apartment in the complex runs \$875.

In the past five years, records show Monroe's property manager has pursued at least a dozen evictions in Multnomah County Circuit Court. The property has also been the subject of complaints from tenants, including two last year that resulted in city violation notices for untreated mold.

State ethics rules require legislators to disclose potential conflicts before they vote.

Billie Monroe, the senator's wife and spokeswoman, says owning the apartment complex isn't an ethical problem. "It's not a conflict," she says, "when there are lots of landlords in the state." (She adds that her husband addressed the mold problem by fixing the roof.)

Tenant advocates disagree.

"If Sen. Monroe wants to oppose these critical protec-

tions for tenants during a crisis, we believe he is abdicating his duty to represent his constituents, most of whom are renters," says Timothy Marcroft, organizers for Portland Tenants United. "Given that he and his family hold large investments in local rental real estate, voters should take a long, hard look at the real reasons for his vote."

Monroe may be the landlord with the most at stake in the Senate. But he isn't the only one.

At least eight state senators—more than one-quarter of the chamber—either own residential rental properties or have immediate family members with financial stakes in such properties, according to the senators and the latest statements of economic interest that lawmakers are required to file with the state.

None of the current senators appear to be tenants. "I am very concerned that renters do not have a strong voice or true representation in our legislature," says City Commissioner Chloe Eudaly, a tenant and fierce supporter of rent control. "I foresee it becoming a major issue in the 2018 election cycle."

Here are the Senate's other landlords, and what they have to say about their potential conflicts of interest.

*WW intern Tarra Martin contributed to this story.*



**FRED GIROD**  
(R-Stayton)

**Units owned:** Three in Salem and Independence.

**Stance on rent control and no-cause eviction ban:** Declined to comment.

**Comment on potential conflict:** Declined to comment.



**BETSY JOHNSON**  
(D-Scappoose)

**Units owned:** Husband owns two single-family homes in St. Helens.

**Stance on rent control and no-cause eviction ban:** Declined to comment.

**Comment on potential conflict:** "With respect to the two 'rentals' listed on our [statement], they belong to my husband, John Helm," Johnson writes in an email. "John has provided these houses rent-free to his employees for years."



**LURIE  
MONNES ANDERSON**  
(D-Gresham)

**Units owned:** A duplex in Gresham.

**Stance on rent control and no-cause eviction:** She's the sole Senate sponsor of the bills. "It is an acute issue in Gresham," she says.

**Comment on potential conflict:** "I've worked with low-income people all my life. I don't see the need to make a buck off them."



**KIM THATCHER**  
(R-Keizer)

**Units owned:** Three.

**Stance on rent control and no-cause eviction ban:** Opposed.

**Comment on potential conflict:** She says her husband co-signed on the loan for rentals managed by her daughters. "I don't believe my being a residential landlord on the small scale that I am would impact my views one way or another," Thatcher says. "I would likely still be of the camp that these types of laws end up hurting renters more than helping them."



**MARK HASS**  
(D-Beaverton)

**Units owned:** Two single-family homes.

**Stance on rent control and no-cause eviction ban:** Undecided. He's focused on transportation and

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Deborah Olson



hope. access. potential.

RENT INCREASE

February 13, 2017

Deborah Olson

Gresham, OR 97030

Re: Rent Change Notification

Dear Mr/s. Olson:

This letter is to notify you of a change in the amount of assistance Home Forward will be paying on your behalf. Your portion of the rent is based upon your gross household income under the rent reform initiative. This change will be effective **04/01/2017**. The following is a breakdown of the new amounts:

<b>Tenant Portion of the rent:</b>	<b>\$ 397.00</b>
<b>Housing Assistance Payment Home Forward will make to your landlord:</b>	<b>\$ 492.00</b>
<b>Total Rent to Landlord:</b>	<b>\$ 889.00</b>

Authorized Household Members: *(No one else may live with you without written approval by the owner and Home Forward)*

**Deborah Olson**

If you are experiencing an ongoing hardship, you may qualify for a temporary rent reduction. To make this request, please contact your Rent Assistance Services Coordinator for a hardship request form.

You may ask for an explanation of how your housing assistance was calculated by contacting your Rent Assistance Services Coordinator at (503) 802-8425 or Michael.Young@homeforward.org. If you believe that your housing assistance has been calculated incorrectly, you may request an informal hearing. To do so, please submit your request in writing to your Rent Assistance Services Coordinator within fourteen (14) days of the receipt of this letter and mail it to: **Home Forward, 135 SW Ash Street Portland, OR 97204**

Sincerely,  
Michael Young  
Rent Assistance Services Coordinator

CC. Gresham Station Apartments LP  
c/o Gresham Station Apts  
Gresham, OR 97030