

Hello, my name is Dan Gillman, small property owner from Corvallis, OR. I have been a union millwright for 35 years. I have worked on bridges and mills in Portland, and in other areas in western Oregon. I had to get up at 3:30am, while raising 2 boys by myself. I came home just in time to fall into bed, and do it again the next day. I worked long and hard for 35 years. I am retired now, with a new hip and a recent heart surgery, and some other health problems that require medication, which is expensive every month.

My pension is barely enough to live on, about \$1500/mo before taxes. My wife and I built up a rental business, to supplement the retirement. We have worked on the business for 25 years, working on weekends, and on holidays. We worked digging ditches, knee deep in mud, to get it done for someone to move in. We believe in working to create our income, and don't want someone taking it away. We purchased the properties with loans, and they are due to pay off in the next 10 years or so. The money made from the rentals just barely covers the expenses.

I am writing in earnest, to protect what few rights landlords have left. The relocation costs they are proposing, will put us in more debt. We cannot afford that. We shouldn't have to pay those kind of costs. Tenants could take advantage of the relocation funds, and purposely get kicked out of units, thus triggering the relocation cost clause. Not to mention damages, they could claim all kinds of damages. This opens up landlords to be the target of several thousands of dollars. This won't help solve the problems, it will create more. There will be lawsuits, and less affordable housing.

This is a problem of affordable housing in Portland, and it should be taken care of there. More state monies should be directed there, to provide the necessary housing. Please leave the small property owners out of this mess. We aren't part of the problem, we are the solution. We are creating low cost housing to provide homes for low income people.

This bill is too restrictive, and needs to be rewritten. If they want to change some laws, it should be done over a period of time. Please do not hurt everyone in the state because of some no cause notice problems in Portland.

Thank you,

Dan Gillman