

Rosenberg Corey

From: Susan Liston <sliston7@gmail.com>
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To: SHS Exhibits
Subject: HB 2004

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Susan Liston
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Re: HB 2004

Will HB 2004 end up punishing low income individuals seeking to rent and wanting to live in a safe community? Or is HB 2004 a well intentioned, but misdirected, attempt to resolve issues related to individuals needing more complex treatment/housing than private business can provide?

I have 17 years experience taking care of 30 rental units. I've had 2 evictions and 3 rent increases in 17 years. I'm a 2nd generation owner/manager who personally knows all residents living in Shady Grove and Woodland Court Apartments. As my parents did, I provide affordable rents & well maintained properties.

Is HB 2004 a misguided attempt to change the economics surrounding current economics in Oregon? Besides hurting responsible low income people, will the proposed bill punish many small landlords and small businesses who work hard to provide low income housing? Landlords without big pools of money, financial backing or in-house attorney's who have a different business model than large property managers who work for cooperate clients. I would like to see all people, including those with limited incomes, have a safe, secure, and affordable place to live. My business model works by carefully maintaining and monitoring my rental units. I follow the rules and carefully screen prospective new tenants. I provide good, affordable housing for tenants who want to abide by their rental agreements. I have very low turnover because I have never raised rents beyond a very reasonable amount. I can afford to keep my rents low because I have good tenants. HB 2004 could end up doing more harm than good to many other small time owners like myself.

Luckily, I've only had to do 2 evictions--both **No Cause**. Both evictions were preceded by an unauthorized adult/ child moving into a unit (1 unit in Redmond/1 unit in Oak Grove) who was **drug addicted**. Addicted friends started coming by. Multiple thefts, and other behaviors associated with drug use, began to be directed at other residents who rightly so, complained to me and police.

After months of verbal & paper notices, as a small time owner with limited resources, what I could do to remedy the situation was to complete a 60 Day No Cause Eviction. Why No Cause? Hiring a private detective, attorney and other required for documentation \$10,000-\$25,000+---more my residents or I could afford to gamble. The outcome of mediation or proving the issue in court with such a case, a landlord can still lose in which case they will also end up paying for the tenant's attorney as well. An extremely expensive and risky gamble.

The only sure way to evict a tenant at this time is if they don't pay there rent 3 times in the previous 6 months. Tenants who are not following their signed rental agreements are very aware of this. While they continue to pay rent, if nothing else, everyone living around them will pay a high price.

The business model for Property Mangers working for large cooperate concerns, from what I've heard, is much different. They automatically raise rents every year. They charge lots of fees and make lots of money off of those fees. Large turn around isn't a problem for them. Rents are higher and they can afford in house attorneys, maintenance people and others. Generally speaking, they are not as well run as smaller rental businesses such as mine. If you had to rent, who would you rather rent from?

The current space rent at Shady Grove in Redmond, Oregon is **\$280.00 per month including water, sewer and garbage**. Many of the elderly people who live there have limited incomes. Some receive housing assistance. While the residents work hard to keep water, and other costs down, the costs continue to rise along with property tax, state and local fees, and maintenance and repairs necessary to keep an older park viable.

The current rent for a 2 bedroom, 1 bath, 900 sq. ft. apartment at Woodland Court Apartments, Oak Grove, Oregon (Portland suburb) is **\$610.00 per month including water/garbage**. These apartments are well maintained offering a small, fenced backyard. Again, all the families living here work together to make this a safe and healthy community for everyone, including children. Most of the families work at jobs at, or barely above, minimum wage.

I do not have the resources and am not set up for housing devoted to people with drug addictions, criminal behaviors, or other more severe conditions. I am devoted to elders & families with modest means and do the very best I can for them.

I only rent units that I would be happy living in myself. I hope to continue to do so because I feel good about what I do and have a good relationship with the families I rent to. I'm not implying this is happening on purpose, but the more laws and regulations you set up, the more good but small landlords, like myself, you end up pushing out of business.

Sincerely,
Susan Liston