

Rosenberg Corey

From: Tracy Taylor <starfishpdx@gmail.com>
Sent: Tuesday, May 02, 2017 3:06 PM
To: SHS Exhibits
Subject: HB2004-A

In anticipation of this passing and in light of the other changes to landlord rights, I am selling my rental properties in Oregon to invest elsewhere. I own my own home (in Clackamas County), a 5 bedroom rental and a small one bedroom rental in the Woodstock neighborhood. My properties house 7 people. I've owned them for 10-12 years.

I have never raised the rent more than 3% until now, in response to these changes. I have great tenants and they think I'm a great landlord.

My main issue is that I cannot terminate at the end of the lease in order to move in or sell without paying thousands in relocation fees. That seems insane to me--whose house is this? So I'll be increasing rent 9.9% or as high as possible and selling as an investment property. Basically this could (and current City ordinance does) prevent me from selling to someone who wants to use the property as primary residence unless they want to pay the relocation fee to get them out.

So now I'm only selling to investors? That does limit my pool of buyers and since I am mainly marketing to investors I need to get the rent up as high as possible. I don't know if Portland is a viable market for investors of SFH anymore. From my limited research it looks like most investors are steering clear.

Sincerely,

Tracy Taylor