

## Rosenberg Corey

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**From:** Rod Akroush <rakroush@yahoo.com>  
**Sent:** Tuesday, May 02, 2017 9:43 PM  
**To:** SHS Exhibits; Sen Gelser; Sen.AlanOlsen@state.or.us; Sen.MichaelDembrow@state.or.us; Sen Knopp; Sen MonnesAnderson; SHS Exhibits  
**Subject:** HB 2004 will make housing worse and more expensive

Dear Committee Members,

Due to work I'm unable to attend tomorrows hearing, I hope you're able to read this email.

Myself and my brother are self employed and own rental property (since 2004) for investment and retirement. We value our good tenants and always make sure their happy and we keep their rents below market to keep them. We've used no cause evictions to protect tenants and neighbors from bad and dangerous tenants. Over the years we've dealt with violent tenants that threatened neighbors, drug activity, loud noise , smoking, dog waste, etc etc.. We can't afford thousands of dollars to hire attorney's and private investigators to prove a cause, or simply pay \$\$ to reward for bad behavior.

I wanted to share one of the unintended consequences of HB 2004. We own a duplex in NE Portland, and there's a triplex next door to us. The owners always keep it in mint condition ,very clean units, rents were way below market. The couple owned it for a long time 35yrs or so, and therefore could afford way low rents. They were charging 650-700/rent for a two bedroom. Last month I see a management company for rent sign on the property..I call the number curious to the rent..it was \$1,295 plus utility bill back. I saw the owner the other day and asked him why him and his wife no longer manage the property and why he decided to go with a management company. His response, he didnt want to deal with the city of Portland rent ordinances and now this HB 2004. So he said now instead of dealing with the risk of being stuck with a bad tenant that he cant get rid of., , and his property being worth less due to his below market rents. He decided to pay the 8-10% management fee, the 80-95/hr repair rate and their trip charges etc and just have them raise the rents to market to cover the new added expenses. .Now if he ever decided to sell he wouldnt be penalized for having below market rents. And by the way..I go to the monthly Rental Alliance Oregon dinner meetings and every person I talk to has the same opinion. I talked to managemnt companies some people are getting scared and selling others ..say their business is booming from people that want them to manage their properties. The added expenses are simply going to be passed along to the tenant.

We have a couple of vacancies now , before we used to take the risk on being lenient with our rental criteria. Now we cant afford to take the risk. And there are so many other people that have changed their rent criteria making it more strict.

I was talking to some landlords where now they have a "relocation fund" where they increase the rent and save the \$\$ either to pay bad tenants to move out, or to use for attorney fees to prove a for cause.

Lastly, Please remember as landlords need tenants to rent their properties, tenants and the city/state needs investors to provide housing and maintain their properties. By imposing these types of "non-sense" laws/ordinances this will only make housing worse. Sure you might protect a few short term...but long term it will only make it more expensive. Look at other cities that implemented rent control San Francisco, NYC, LA etc... Please vote no on HB 2004. This will have very bad/dangerous unintended consequences if passed!

Thank you all for your time and public service,  
Rod Akroush