

To whom it may concern:

I am writing this email regarding the proposed Rent Control being discussed in Salem today. We were unable to attend and represent Landlords due to the short notice of the meeting.

Regarding rent control: As we have seen in many major cities like New York and San Francisco- the proposed rent control does not resolve the underlying issue. Rent control instead creates high rents for the newer units and when units become available in order for landlords to make up the difference of loss of income on existing units.

There are better ways to resolve the issue than targeting the landlord as the "bad guy" and treating landlords as if they have never ending funds to cover the cost of loss of rents.

Our company has attempted to permit more units and improve our properties over the years and have run into roadblocks created by the city that have prohibited us from creating more units. These units that would be affordable and that would benefit residents and the neighborhoods we manage properties in. The units are safe and to code but the fines imposed by the City have made it impossible to create these units.

No cause evictions: Our companies has used no cause evictions only a few times a year for our 200 units and we find these types of evictions necessary. The 2-3 times a year we have had to use this type of eviction has been for the safety of the building and surrounding residents. A for cause eviction in these situations would not have sufficed due to the nature of the situations and the hesitancy of others to stand up in court to fight against these residents.

The process in which these emergency laws were passed was rushed and not well thought out. There are many good landlords in Portland and these rushed, one sided laws are not the answer to the current housing crisis.

What the City needs is more housing. The legislature needs to be focused on creating more housing and incentives for builders for affordable housing.

Limiting rent increases to 5% is a good start. Restricting landlords rights to own and manage their property is dangerous and not the right answer.

A landlord needs to have the ability to lease their property for the length of tenancy that they choose and to a resident who will maintain their property in good working order.

There are many tenant rights currently in place to protect renters. When residents do not pay rent it can take 2-3 months to get this person to move. Landlords follow the laws and restrictions in place.

The more "good landlords" that are put in a bind due to these hasty laws and regulations the more likely they are to step away from their businesses and the larger landlords to take over.

These laws need more landlord input and less emotion "good buy vs bad guy".

We need decisions and leaders who take feedback from all sides.

Thank you for your time,

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