

Rosenberg Corey

From: Sue Ludington <sludington@yahoo.com>
Sent: Wednesday, May 03, 2017 12:02 AM
To: SHS Exhibits
Cc: Sen Dembrow; Sen Courtney
Subject: HB 2004A: VOTE YES

TO: Chair Gelser, Vice Chair Olsen, and Members of the Committee
FROM: Sue Ludington, Portland, OR 97213
RE: HB 2004A

Good evening,
I am writing to ask that you vote yes on HB 2004A.

I have lived in Oregon predominantly for the last 25 years, always as a renter. I have experienced no-cause eviction on 2 occasions: The first occurred in 1997 when the homeowners decided to sell their 3500 square foot home and gave us 30 days to move.

While I respect a homeowner's right to sell, I was devastated that my landlord - with whom I had a great relationship - felt it was reasonable (even if, yes, it was legal) to expect I could easily empty a house we'd lived in for over 3 years, pack up belongings, find a new place to live, amass the funds needed to finalize a new rental agreement, and ultimately conduct a move -- all within 30 days. I certainly didn't *want* to move: The house was in a desirable SE neighborhood and close to my work. I had been a model tenant, and took care of the property as though it were my own, and this was the thanks I got!

The other no-cause eviction came about in 2012 when the property owner decided to "re-develop" the units in the complex, supposedly with the intent to sell. Several of my neighbors at the time received paltry offers of compensation (for broken leases); I, on a month-to-month agreement, did not and was simply expected to move out per their timeline. I struggled to find an available rental in my price range, and ended up even further east - farther away from my job - than I wanted.

More than the heavy financial challenges of no-cause evictions is the emotional and mental toll that's taken when you're always worried that your landlord can simply tell you to move at their discretion, no matter how good a tenant you are. And by "good" I mean responsible, non-complaining (and staying silent about needed repairs), and accepting minimal property upkeep as the norm. I know I'm not the only renter who is choosing to "lay low" in hopes of not incurring a hefty, unexpected rent increase (another persistent fear as a renter) or no cause eviction.

- 4 in 10 Oregon households are renters who need protection from no cause eviction and from extreme, sudden, and ultimately untenable rent increases. We cannot build our way out of this problem! I also hope you've had an opportunity to read the excellent article written by PSU professor of economics emerita Mary King, addressing the need to overturn the statewide ban on rent stabilization ordinances (also proposed in the bill):
- <http://news.streetroots.org/2017/04/20/rent-stabilization-it-s-portland-s-time>

Thank you for your attention and support for HB 2004A!

Sincerely,
Sue Ludington
7108 NE Tillamook
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