

## Rosenberg Corey

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**From:** annette mason <murraymason@msn.com>  
**Sent:** Thursday, May 04, 2017 12:29 PM  
**To:** SHS Exhibits  
**Subject:** Please keep Oregon reasonable!!

I am a Property Manager in the Albany area. I take pride in offering nice homes at reasonable prices. I manage approximately 160 units that are mostly duplexes and four-plexes but also have a few houses. I don't raise rents every year because I value my tenants and want to keep the tenants I have. When I do raise rents it is in small increments in order to reduce the impact to my tenants. I respond to repair requests immediately and aim to resolve any repairs within 1-3 days of the request.

It is my opinion that rents in Albany are running a little lower than Corvallis and Lebanon. I have several vacancies currently, so that tells me we have not been hit with an emergency housing situation.

I am especially concerned that the constraints being considered for landlords will have a backlash against low income families. The housing authority allows me to temporarily reduce my market rent to allow people to qualify for housing with their assistance. Removing No Cause evictions, making landlords pay for moving costs and/or being more restrictive on rent increases will limit the help we can offer to low income families. I have worked with Linn-Benton Housing Authority many times in the past to get people in affordable, decent homes. LBHA and I try to work as a team to prioritize people over profit.

Albany is not in an emergency situation and although I receive a few prospective tenants who are working or going to school in Lebanon or Corvallis, it is not huge number. This tells me that the mid-Willamette Valley in general is not in an emergency housing situation. Please do not restrict us landlords from trying to work with low income families just because a few landlords are motivated by greed. I do not find that most of the owners I represent are completely self-interested. All of them have been in the community for years and like the idea of helping others in the area, especially tenants on fixed incomes.

Offering training to prospective tenants and building teams in our communities are good solutions for those who may need housing. Because the housing market is strong, owners are already tempted to sell homes they have had for rent in the past. Increased restrictions and mandates by the government will cause there to be fewer rentals available. Please advocate for your community and constituents by voting against continued changes to Landlord/Tenant Laws in Oregon.

Sincerely,

Annette Murray-Mason  
Property Manager  
Murray Rentals  
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