

I manage 30 units in Corvallis, with my husband. We rent mainly to students, and other low income people. I have old houses that are converted into multi units. I can charge low rents because my overhead and costs are relatively low.

I have never used a 30 day no cause notice to evict for raising the rent. I have only used it in situations where I needed to have the tenant move, to preserve the safety and peaceful enjoyment of the units for the other tenants in the building.

I wouldn't be sending this today unless I felt it was really important. I feel that these new laws are threatening my rights, and taking away essential tools that I need to manage my properties. I urge the legislators making these laws to go back to the drawing board, and come up with some policies that can address the issues of affordable housing in Portland, and other larger cities. I don't have the answer. I have some ideas, and I would be willing to serve on a committee as a citizen, to help find solutions for these problems.

I would like to illustrate some situations that I have experienced, or am experiencing currently, to show how these laws are essential for running my business.

We have a duplex, and one side works late, she works at a bar. The quiet side has called me, complaining about the noise. They said they will have to move if this isn't resolved quickly. I educated the noisy side about the noise ordinance of the city, and so far it has been quiet for one month. But, if the noise starts up again, and then if my good tenants move, I am left with a noisy tenant, and no one to live next door. If I tell my quiet tenant I will give the noisy tenant a 30 day no cause, they will probably stick it out one more month, knowing that the noisy tenants will move. But, if I have to give them a for cause notice, they can choose to challenge it in court. That could take several weeks to months. The quiet tenant would have to give testimony in court, and I know already that tenant will not do this, because she is afraid of causing the neighbors to be evicted. After all, they know where she lives!

If the no cause is taken away, it could have these consequences:

1. Problem tenants will have a feeding frenzy
2. Neighbors will not want to complain, because they will not want to testify in court, for fear of retaliation by affected party
3. Good tenants will move away, not wanting to wait for problem tenants to move

Landlords want a good tenant, they are like gold to us. We don't want them to move. In multi-housing, we have to act as managers, making sure the people can live together in a peaceful manner, so that they can have peaceful enjoyment of their home. That is their right under the leasehold agreement.

Landlords are ultimately responsible for their property, for the exterior, the interior, all maintenance, paying property taxes, and keeping neighborhoods quiet and safe. By having the tenant dictate the terms of the lease, specifically, having them choose if they want to renew the lease, takes our ownership away. Usually, there is no problem with the tenant renewing the lease. It is much easier to have the tenant remain. However, for that one time, when it isn't a good idea for the property or the neighbors to have that person remain, the landlord needs the authority to not renew the lease.

I had a grad student, very nice at first, but he became exceedingly rude and belligerent to me as the lease went on. I did not want to renew his lease. If this law passes, I think landlords will only rent month to month. They will not want to be locked into leases where they have no control over their property.

I am however, in favor of the HB 2004 section that states the landlord, after giving notice for remodeling, must offer the tenant back the unit they previously lived in. I think that is fair, it was their home.

I am saddened by the lack of affordable housing. I started out in this business, very idealistic, and wanting to rent to the first person that came along, I would rent to anyone that needed a place. I found out very quickly that wasn't the way to rent things out, after having to evict several meth tenants. I learned my lesson, and now screen tenants more carefully. I still choose to rent to low income people, because my units are small, and that is who can afford my places. I empathize with the tenants looking for places, and the rents just keep going up. I try not to raise my rents very often, I just make enough so I can pay the bills, and keep the prices fair. I also understand the plight of the landlord, that there are so many costs, and they need to raise the rents, to be able to pay their bills and have money for maintenance and upkeep of their units.

The larger cities need strategies for taking care of the needs for affordable housing. This isn't a problem that can be solved with one bill. They are trying to solve a complicated issue with one catch-all quick fix. Successful bills in the past for landlord tenant issues have been brought to the specific committee that has advocates on both sides. This ensures that the needs of both sides can be addressed, and compromises made that won't hurt either too badly.

If this is an emergency, maybe have these laws be tentative for 6 months, until new legislation can be written that fully addresses the needs of both sides.

In Corvallis, we have Willamette Neighborhood Housing Services, WNHS, that currently manages 800 low income units. Their website is [Willamette Neighborhood Housing Services - affordable housing, healthy neighborhoods](#). They don't evict people to remodel, they have on site staff that deal with the residential issues of this higher need population. They work to resolve conflicts rather than evict. WNHS gets funding from several sources, and is doing very well. They provide several jobs in our community, and also provide a large portion of affordable housing.

Willamette Neighborhood Housing Services –
affordable housing, healthy neighborhoods

Creating affordable housing and healthy neighborhoods.

Portland and other cities should look into a similar provider, to share the burden of the low income housing crisis. All of this costs money, and no one wants new taxes. Some new source of revenue will be needed to take care of this situation. Sales tax, tourism taxes, taxes on casinos, like Seven Feathers? I think that is the job of the legislators, to find the best solution for this crisis, and listen to all sides.

Thank you,

Amy Becker
property owner and landlord

If you talk you can sing, if you walk you can dance.
-Old African saying