

To whom it may concern,

We are owner/operators of 282 apartment units located in Coos & Clackamas County. Like the majority of our peers, we care for our residents, and take extreme pride in providing them their home! We are NOT slumlords, we do not defer maintenance. We have an extremely high bar for service to our residents. We do not raise rents in excess of 20%, actually most of our increases are around 10%, and for our current resident annual increases are limited below a specified cap each year. We do care about our residents, they are why we are here!

We are local Oregon owners, and we take pride in that. Our staff works diligently to provide a lovely home in the community, and most often our future residents are brought to us through referrals of current/past residents. We take that seriously! If our ability to increase rents is curtailed, we will be forced to make cuts that will affect our ability to continue our high standards of maintenance and customer service. Due to age of apartments in most communities like Coos County where we are in, maintenance costs are at a much higher rate. It seems this legislation is trying to attack a unique issue we are all seeing in major metropolitan area but what you are proposing impacts the entire state with various economic states. We are not raking in high profits, we have bills to pay and must plan for cost of living increases just like the rest of the population. We are sensitive to our costs, residents income that can support rent levels, and the overall economy – it's economics of what a market can bear, and we evaluate this closely.

We rarely find the need to utilize a No-Cause notice, but when we do, it is with very careful consideration of the impact it will have on both the customer, and our business.

Unfortunately, it can sometimes be the only tool in our toolbox for situations where the violating behavior is ongoing. It is extremely difficult to perform a With Cause when the very persons whose right to quiet enjoyment of their homes are too afraid to support their complaint in court. **This can be used for the safety and quiet enjoyment of our residents.** As you know, it is crucial to have supporting documentation when seeking to perform a With Cause eviction.

**Forcing landlords to bear the cost of relocation would set a precedent unheard of the industry and globe.** Just look at European countries which have 70-80% level of rentals, home ownership is low, this is unheard of for a landlord to pay for relocation. We are certain this will have a negative impact to a dramatic degree on the development of affordable rental housing. This could potentially force many landlords out of the market.

I ask that you please take a step back, and understand what you are trying to SOLVE for; weigh the considerations of all sides and if what you are doing really solves the issue for all parties. I don't believe this will work for your underlying intentions. It will hurt small business owners like us! It will push some landlords out of the market, leaving it to more a consolidated/conglomerate ownership. It will create higher legal costs/time for all. The logistics of what is being written in this law is an operational issue for not only our gov't but for owners (all the oversight that will be needed).

We ask that you please take all of these points into consideration as you consider your vote on this bill.

**Beth Albrecht**

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