

Rosenberg Corey

From: kristin Yount <urbana.kristin@gmail.com>
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To: SHS Exhibits
Subject: Tenant Testimony

No cause eviction, self eviction and obligatory rent increases impact Oregon tenants in ways that are not in line with good housing policy. I have moved 7 times in 9 years. I pay about 75 percent of my income on rent. This has been the case for years now. My rent went from \$800 dollars in 2011 to \$1200 in 2017. I bring in about \$1600 a month, if I get enough freelance work. An increase of 100 is devastating. The amount I pay for rent makes me miserable, I have had to deal with bad roommates to keep a roof over me and my son's head.

Housing insecurity/stress is not good for my health. I will be leaving Oregon as soon as my son graduates from highschool because of the rent issues here. I have been a productive member of society, I volunteer in my community. I don't want to leave my friends and family in Oregon. If I knew my rent wasn't going to go up every year there would be something. I know the opposite, my rent WILL go up, every single year with no additional benefit to me.

Before moving to Portland I had had never had a landlord raise the rent as an obligatory function when a new lease was signed. It's like "thank you for being a good tenant, but you are replaceable so give us 50 dollars a month more this year or we will cut you loose".

This is because many property managers get a benefit, sometimes the amount of first month's rent when they rereat a unit. There is always an incentive to try and make money off of the rerental process, either because the P

Property manager can charge the owner more for services rendered, or a higher rent.

In other words, the CLIENT in MOST tenant/ property management/ property owner situations in the OWNER. This leaves room for property managers to cut themselves in on many monetary benefits at the renters' expense.

Adopting bill 2004 would shift the client benefit back to the actual renter which makes for a cleaner market.

We all know that measure 5 keeps property taxes low for Oregonians. Let's pass this benefit on to cost burdened renters.

Best,
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Sent from my BlackBerry 10 smartphone.