

From: Wayne Stoll
To: [SHS Exhibits](#)
Subject: HB 2004-A
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“47th/HOLLYWOOD. 7th Month 7 Cents! View, pool, on bus. Near shops, MAX”

That is how one of our ads read in The Oregonian from March 15, 2009. That was how soft the apartment rental market was not long ago. And it is going to happen again.

My parents bought their first rental property in 1950. They had \$.56 left in the bank. Dad was working 3 jobs and Mom 2. For the first 10 years they lived in a studio apartment in that building, 8 of those years with me, their son. Over the years they worked hard and reinvested. Now that they have passed on I run the family rental business with my oldest daughter. My grandchildren come into the office every day to “help out”. In all the years since 1950 we have never given a “No Cause Notice” solely for the ability of drastically raising the rent on a new tenant. We have used that tool for someone who would not stop using offensive, vulgar, racist language in front of other tenants. For someone who continued to smoke in an apartment, despite numerous warnings, endangering the health of nearby young children. It is a valuable tool necessary to keep apartments safe and livable for all residents.

Over the years our average yearly rent increase has been +/-3%. Last year one building’s average increase was exactly 2.87%. Eunice has been a tenant since 1970. Alfred since 1972. Joe since 1984. Ross was a tenant since 1980 until he moved to an assisted-living facility in March, as did Ozella after 20-some years. Are/were any of these people paying “market” rents? No. But they pay their rent to live in their home. The apartment is their home and we do not want to disturb them, their way of life, by giving some unconscionable rent increase. One tenant pays \$600 per month for an approximately 600 square foot apartment with heat included. In the heart of Hollywood. These people are dear to us. But when we face an unforeseen, out-of-the-blue main water line replacement bill of \$21,780.00, that money must come from somewhere. And that is on top of increases in real property taxes, water & sewer, reserves for replacement, pest control, landscaping, plumbing repair, etc. Not a \$400 per unit increase, but a \$25.00 increase instead of \$20.00 during the next increase cycle. We never raise rent more than once per year, sometimes 18 months or even 2 years. Now that I think about it, I just checked and one tenant has not had an increase since January of 2014! In Hollywood. In this market.

We also have been providing health insurance to our employees since 1985. Susie has been with us since 1994, Babacar since 2000, Jill since 2009. These are valuable people and we want to continue to provide them with good jobs. Being able to raise rents gives us the ability to do just that.

Instead of painting all of us with a broad brush, I suggest action singling out those greedy landlords and property purchasers who wantonly and unethically raise the rent on their tenants.

We therefore are against eliminating “No Cause Notices” and enacting any form of Rent Control.

Thank you.

Wayne H. Stoll

P. S. That apartment building bought in 1950? We still own and manage it.