

HB 2004A

Senate Committee On Human Services  
Salem, OR 97301

Dear Senators,

I attended the public hearing for the bill HB 2004A on 5/03/17 and was impressed by the overwhelming majority of voters who were in opposition to this bill. I too share this opposition. I do not believe eliminating or modifying the "no cause" eviction notices outlined in this bill will provide a solution to the housing crisis in Oregon.

The grievances many of the supporters of this bill revolved around two main issues:

1. Landlords who used this eviction notice to terminate tenancy of existing renters so rent could be increased.
2. Landlords who used this eviction notice as a retaliation tactic to remove a tenant who complained about a needed fix in the apartment.

I believe the only changes to this bill to effectively eliminate the abuses supporters of this bill outlined in their testimonials are as follows:

1. Prohibit Landlords from using "no cause" eviction to raise rent.
2. Prohibit Landlords from using "no cause" evictions as a retaliatory measure by prohibiting evictions of this type within 6-9 months after an apartment repair event.

I am a property owner and manager of a 4-plex in Salem OR and have recently refurbished and remodeled the 4-plex. I live in one of the units and rent out the other three. I have worked in nursing for over 25 years specializing in home care. The leveraged income received from the 4-plex provides additional annual income and a future retirement income. The plan has been to pay off the mortgage using the rental and nursing income by the time I retire in 15 years. This income would provide a stable, ongoing and consistent income in addition to my social security pension. Passing this bill will endanger these future plans. I have lived in this 4-plex for the last 2 ½ years and have experienced a few incidents in which I believe the best option for not only myself but my other tenants safety was to give a "no cause" eviction notice to a disruptive & aggressive tenant.

I believe the homelessness and poverty issues in Oregon are not going to be dealt with by focusing on the abuse of "no cause" evictions. The problem of homelessness and poverty have been a part of Oregon for many years and need to be addressed by providing long term solutions. These long term solution suggestions are outlined below:

1. Hire career counselors who can provide information & assistance in connecting with free or nearly free job training Community College programs to those interested.
2. Encourage employees of employers like Target, Best Buy, K-Mart, etc. to organize a Union to negotiate with their employers to increase wages, provide comprehensive medical care and allow poverty stricken citizens to be able to provide for their families instead of relying on government assistance.

If we can not provide some sort of measurable solution to poverty stricken individuals to assist them in ways to provide livable wages, comprehensive medical care and paid time off, how is the current homelessness and poverty issues going to be resolved? We need to focus on real solutions with real accomplishments containing a beneficial end point for all. Thank you for reading this letter.

Sharon Way  
Apartment Owner/Manager

 5/05/2017