

Dear honorable representatives:

My husband and I have owned a few rental properties in the Portland area for the past 25 years. We've always been fair with our tenants, preferring long-term tenancy versus rental rate increases. Typically we did 1% rent increases annually. When one of our tenants lost his job we forgave two months rent for him. When another tenant had to take a leave of absence to care for a sick parent, we waived 2 weeks of her rent. We've always treated our tenants the way we would want to be treated.

When Portland passed an emergency measure penalizing landlords severely by mandating a landlord must pay a tenants moving costs, we waited until our tenants gave notice themselves and then promptly listed our rentals for sale.

We are furious that we're being maligned as the "greedy landlords" when it could not be further from the truth. The consequence of selling our rentals: All three are now owner occupied, thus removing three reasonably priced rentals from a very high-demand urban area. This further impacts the lack of availability for rentals.

We purchased rental property in Central Oregon where demand again exceeds inventory. But we will sell our rentals if need be if faced with the requirements of HB2004. Central Oregon also has a very strong real estate market and more than likely, our properties would sell to owner occupants. I think you can agree that this pattern will repeat itself perpetually.

HB2004 is a flawed bill! We have a very strong resale real estate market and many of my clients have told me that they will sell their rentals rather than follow a prejudicial mandate for rent control and payment to tenants for moving costs. This will further impact the (lack of) availability of affordable rental units.

I respectfully request that cooler and saner heads prevail. HB2004 does NOT help the tenants in the long run. The bill is short-sighted in its goals and I see it creating the reverse impact.

Thank you for your time.

Sincerely,

Debra Mathews

Debra Mathews, BS, GRI, ABR, ePro
Principal Broker
Hasson Company Realtors
Debramathews@hasson.com
503-309-5729
Licensed in the state of Oregon
Your trusted Realtor - 23 years of experience and exceptional service.

Sent from my iPhone. Please excuse any typos/grammatical and spell check errors.