



May 18, 2017

House Committee on Human Services and Housing
900 Court Street NE
Salem, OR 97301

RE: SB 277: Relating to rental space for certain types of dwellings in facilities.

Dear Chair Keny-Guyer, Vice-Chair Olson, Vice-Chair Sanchez and members of the House Committee on Human Services and Housing;

I am writing to share the City of Beaverton's support for Senate Bill 277. The bill clarifies what constitutes disrepair or deterioration, requires landlords to specify what actions would remedy the problems, and provides tenants up to 60 days to remedy the issue, all of which is in everyone's interest. Senate Bill 277 ensures that both the resident and the property owner understand that the ability to give an eviction notice for disrepair or deterioration does not include aesthetic or cosmetic concerns.

In early 2015, the city's Dispute Resolution Center received complaints from tenants of a manufactured home community near Beaverton of receiving eviction notices from the landlord for aesthetic or cosmetic concerns such as unapproved curtains in the window, improperly installed air conditioning units, or using the wrong color of paint. These reasons may be policy violations in the rental agreement, and should be handled as such, but they should not be interpreted as disrepair or deterioration.

Please support Senate Bill 277 as it provides reasonable clarification of what constitutes disrepair or deterioration and the steps needed to resolve it. Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Twete". The signature is written in a cursive, flowing style.

Cheryl Twete
Community Development Director