

From: Kathy
To: [SHS Exhibits](#)
Subject: Rent control etc
Date: Tuesday, May 16, 2017 8:01:04 PM

As a landlord our main concern is a safe place for our tenants to live. Moreover, we want them to enjoy where they live. About a year ago we bought a property. We found a lack of maintenance, and have been working almost everyday -- upgrading plumbing, working on foundations, etc. People deserve to live in a safe environment -- safe from mold and in a safe building. However, if it becomes too difficult for landlords to make a living, many will cut corners on maintenance.

Also these ideas, which may sound logical on the face of it to many people, they do not solve the issue of the housing problem. Already fewer apartment complexes are being built due to cost of building, some of this contributed by city development fees. With profit fixed and other stringent regulations in place, who would want to build. Cost for operators increase. Property taxes and other expenses are not fixed or decreased as years go by, but increase. Cities increase the taxes with bonds for infrastructure needs and other things to make their community desirable . We, as landlords, want to make a living and want to improve our properties for our tenants, us, and our descendants. Our tenants are part of our family and these new regulations will, ultimately , harm them.

Thank you for your time.
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Sent from my iPhone