

Date: February 4, 2019

From: Emily Reiman
Resident: Eugene, OR
Rental Property Owner: Salem, OR

To: Senate Committee on Housing

Re: Testimony in Favor of SB 608

Dear Chair Fagan, Vice Chair Girod, Members of the Committee,

As a private landlord of two units here in Salem, and an Oregon resident who believes everyone deserves a safe and stable place to call home, I am urging your support for SB 608. With vacancy rates at historic lows (especially at the affordable end of the market) and rents continuing to skyrocket, the sudden loss of a rental is devastating for any family.

I was lucky enough to purchase a small duplex as a rental property that will be one piece of my retirement plan. I wanted a local, tangible investment that would benefit both me *and* my community. I am able to create income and a long term asset for myself because of others' need for rental housing, and in return, I have a responsibility to understand the human impacts of the business decisions I make. I am committed to stable, modest rent increases, so that I can maintain the house over time and my tenants can reasonably assume and budget for rent increases. I am committed to using only just cause eviction standards, because while I know that I am effectively running a business, I also know that loss of housing can cause a cascade of instability that too often leads to homelessness.

We are living in the midst of a unique housing crisis – one that is impacting nearly every social issue and sector we can name: homelessness, food security, health care, education, the workforce, our criminal justice system. Hospitals are discharging medically fragile seniors onto the streets, because they have no choice. Schools are playing double duty as homeless service centers. Rural town can't keep their workforce. Meaningful progress in any of these areas starts with stable housing.

We need many solutions to our current housing crisis, and we need everyone involved. SB 608 is the role that landlords can and should play.

The provisions of SB 608 are reasonable and fair standards. They simply ask landlords to plan ahead: to make regular, smaller rent increases rather than periodic extreme increases; to build up a small reserve that will help pay moving expenses if we need to repurpose the unit; to balance – to a small degree – our own financial return with the very real fact that we control whether someone has a home or not. I can easily make my duplex perform financially while staying well within these provisions.

Please vote 'yes' to support SB 608. It's a key step toward providing basic stability for Oregon tenants.

Thank you for your consideration of SB 608 and for your service to our state.

Sincerely,



Emily Reiman