

To Whom it May Concern;

I am a single mother to 3 special needs children all under the age of 10. Because of my children's special needs, I will never be able to obtain full time employment, and never will I likely EVER be able to live anywhere but an apartment.

In the previous apartment I rented, I was forced to move because after 3 complaints throughout a single year, and inquiries into what the notices were for specifically, My lease was not renewed. I then moved to the apartment I now rent.

Within the first month of living in my apartment I had 5 notices, several of them issued days later for a single day, my complex sent me a notice of intent to evict me. I had to have fair housing help me deal with the issue because all complaints made were about my 3 special needs children, and all happened during the middle of the day. Not only is this not legal, but the rental agency that handles my complex was actively telling the manager that the complaints were valid and they should still issue the complaints, even though none of them were ever investigated. After fair housing stepped in, I haven't heard anything further from my complex, and the neighbors now don't complain to the office, they call police on my children for noise complaints. A complete waste of time and resources, considering a single noise is not going to be validated after an officer arrives anywhere from 5 minutes to an hour, depending.

My lease will be up March 2020. Although this is a year away, I live in fear every day that this loophole in SB608 will allow landlords to evict or not sign a new lease for my family because we've had 3 complaints in a years time. As I am completely aware, as I am sure you are as well, it is illegal to discriminate based on age, disability or sex. To get around this, noise complaints are often given to help push families out of their homes or apartments. For a family with special needs kids like mine, finding housing is difficult in any situation. Having to continually find housing every year because 3 complaints on your record in a year is almost ensuring families will end up homeless. I am terrified, because of noise complaints it is a very real possibility that we could end up homeless. When I say homeless, I mean literally living on the streets. Shelters, (including women and children's shelters) do not allow special needs children in their facilities because the risk is too great. This means that we are left on the streets. Which also means that my children will be taken from me because they are special needs children living on the street.

This vicious loophole is not innocent in anyway and must be closed shut tightly. It is common knowledge that when you live in a shared living space with multiple units,

there is going to be noise, especially if there are families. My children are aged 2, 3, and 8. In general, they are a louder bunch than an older child just by sheer age. Throw in their special needs and it's a recipe for a housing disaster. One that should be remedied. The same low income and severely overpriced apartments throughout Oregon are the same ones that families need to live because they can't afford to live elsewhere, often times, including these apartments unless they are shared housing with multiple family members.

Allowing a "3 strikes your out" loophole to remain is going to ensure that this tactic will be used in full force to ensure families, and others that "muddy" a landlord's property will be forced out of their homes, and possibly end up homeless, taking up beds for those that truly need them.

Please close this loophole so that families will have just one less thing to worry about at night.

Concerned mother of 3 special needs kids,  
Nicole Ramage  
Milwaukie, OR