

Submitter: Nadine Lefkowitz
On Behalf Of: Wood Hamlet
Committee: Senate Committee On Housing and Development
Measure: SB611

My husband and I have been landlords on a small scale for over 20 years. We currently own 3 buildings in Portland, 5 units, and 1 rental house in Ashland, Oregon. I, Nadine, manage our properties and am opposed to more interference by the state and/or the city (Portland) between landlords and tenants. My husband and I have always been very respectful to our wonderful tenants and I am finding it harder and harder to establish these relationships with all the new rules Portland is establishing. I have been taking classes to be sure that I am following the Portland landlord regulations. It is a lot of extra work and at least with our properties, does not seem to help either the tenant or the landlord. I have always made it a practice of mine to never raise a tenants rent until they have been renting from us for over 2 full years. I always consider tenants financial situation before actually raising the rent and, during the beginning of COVID, all tenants' rents were discounted. I do all of my own gardening and my husband does all of the building upkeep. This way we are able to maintain a strong relationship with our tenants and their neighbors. We are vested in the community where we have our rental properties. The City of Portland interfering with the work that my husband and I do makes us want to sell out and just leave the rental business to big business. I do not feel that this is a good idea for the City of Portland or for the communities where we have our properties, Sellwood and Lair Hill neighborhoods. We are very small-scale landlords and you have a huge impact on our ability to continue our work as good landlords in the City of Portland and the state of Oregon. I, Nadine Lefkowitz, strongly oppose SB611!