

I'm writing today to oppose SB 611 and both amendments on record.

I am a landlord with 8 rental housing units in Gresham, Troutdale and Wood Village. I have made significant sacrifices my whole adult life to slowly obtain these properties. Every unit I rent is well below market value with my longest residing tenant at 35 years and the shortest 8 years. I have been a landlord for over 40 years.

I can't believe how many bills that affect landlords are working their way through this session. It's so upsetting to be forced to subsidize tenants as a private citizen. I feel I already willingly provide subsidies to my tenants via low rent. These types of laws are not imposed on other businesses such as grocery stores, gas stations, medical providers and about every other private market. This is just unfair.

There are some bad apple landlords out there and I agree that a large percentage increase is not OK but these landlords are largely under the exemptions from following rent control already in place. As a small time provider, I provide nice and affordable housing for our tenants and most small time landlords do the same. We don't want the turnover of tenants.

Because of all the recent laws that negatively affect landlords, I have kept 2 of my 8 units vacant for over two years now. I was used to not making much money on my rentals anyway so now that some are paid off, I can keep the status quo without worry or stress. Not all landlords are in a position to have their investments sit idle and I can see a future sell off of rental properties to owner occupied buyers. If small time landlords don't sell, they may buckle down and go for the max rent increase amounts and minimum improvements. My husband wanted to sell well before we knew anything about these bills and I was the one who didn't want to sell but now I'm pretty much done.

This bill wants me to have to pay a tenant 3 times the rent if I need to do a no cause termination of tenancy. This feels like a huge punishment for needing to take care of my family. Why should a tenant profit off my need or desire to sell my property or do repairs or anything else under this proposal. The current law should more than cover moving expenses. I never could afford to hire a moving company for myself, but one month's rent should cover that for my tenant. The arguments that a tenant needs to pay first, last and deposits is a strange stance. I don't know too many landlords that require last month rent anymore. Paying for the months they live in a unit should not be the former landlords responsibility. The tenant would have to pay the current landlord just the same as a new landlord. If they leave their unit in good shape, they will receive their deposit back that can be applied to their new residence.

As far as the exemption for newer units, well I think those deep pockets shouldn't be exempt but I know that without their investments in our state, it will seriously hurt the housing supply which will hurt us all. For that reason I don't support changing the current exemption law.

These and other proposed bills are making it so hard to be a landlord. I used to be able to look up the laws and understand my responsibilities but not anymore because it's so confusing and hard to read. I bought these homes because I knew we wouldn't make enough money from our real full time jobs to support us in retirement. Now that we are both retired, I don't want to deal with all the risks involved in rental properties not to mention the work that goes into maintaining the properties. After doing this business for so long, I know that there are constant shifts in the rental housing market. Sometimes it's a renters market and sometimes it's a landlords market. I urge all of you to let the current system have time to settle. Get some good studies done with concrete data on the needs of this state. I see there are many bills that are requesting studies on these issues. Where is the actual data to support these changes now? The real stuff not the, " evictions have significantly increased for non-payment in the last 6 month". Yes they have increased and that is what happens when tenants are allowed to not pay rent for an extended time due to a moratorium and the moratorium is lifted.

Please step back and give this a rest. Don't let this bill out of this committee. Focus on some way to keep the bad actors in our business from hurting all of us. This bill doesn't help anyone in the long run.

Sincerely,

April Kramer

Landlord