

As a landlord in Junction City for the past 14 years, we have worked endlessly to try and keep our rents low, however, SB 608 has caused us to raise our rents more aggressively knowing that we will need more money in case we have to pay moving expenses and possibly more legal fees if we want to end our relationship with a tenant in the future.

Before, we would do our big rent increases when someone moved out. We rarely had evictions. Usually people would move out on their own to be able to move on with their lives, often buying a new home because they were able to save up money for a down payment while living in our very low rent manufactured home park. My rent increases in the past were only 3-5%, but now, because of SB 608 taking away some of our ability to do very large rent increases when people move out, we will have to offset this by raising everyone's rent (even our very long term tenants on fixed incomes) 7% + a year (closer to 10 total).

This year, because I knew SB 608 might become, I sent out larger rent increases knowing we will not have the freedom to do this in the future, and because our manufactured home park is not only our livelihood, but our retirement, we have rent goals that we want to meet before we sell the manufactured home park. This bill is forcing us to make the big change now, when we would have spread it out 4 more years. To be nice, and to give my tenants plenty of notice, I gave them 6 months instead of the 90 days for the rent increase. That means, if no provision is made in SB 608 to account for any pending notices, I will be losing that money. Why? Because I kept my rent affordable for the past 14 years. That doesn't seem fair, so at the very least, please do not enact SB 608 until July 1 or later for any pending notices (what are you going to do about people already on 60 day no cause notices?) Landlords, although we knew this might happen, thought that it might be in the future, 1-1.5 years out. There are some tenants that we don't want to give notices to, but know that we should. You will take the ability away from us to try to give some tenants a little time and see how it goes. A year is great, but how does that work with the bi-polar tenant who was on their meds for that year and then becomes so mentally unstable afterwards, they are a threat to themselves and others in the park? Or, how about the person who was a fine tenant for years, who goes through a divorce and starts acting weird---not breaking any rules, but strange enough that others don't want to live near him and I, as a landlord, am afraid to speak with him? Before, we could send a no-cause notice, now we won't be able to after a year. I don't think that is okay. It is our property, our investment that we are paying property taxes on and income taxes on, we should have a right to control how our property is being used and who lives on/in it.

Please think carefully about SB 608. Just make it that landlords can't kick out a tenant just to raise the rent. That is what all this is about. Let's stick to that. It's easy.

Sincerely,
Rachel Shelly

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