

February 1, 2016

House Human Services and Housing Committee
900 Court St. NE
Salem, Oregon 97301

Dear Chair Keny-Guyer and Committee Members,

Allow me to introduce myself, my name is Catherine Miles, I am a principal in Shelter Management, Inc., we own/manage about 3,000 rental units in the Salem area.

The best way to ensure a healthy housing environment for renters and owners is to make it easier to increase the amount of housing at all levels of affordability, while avoiding policy that will reduce new housing, increase the costs, or harm the well-being of the rental community. Property owners are still contending with the fallout of the recession and adding to the cost of doing business will only push housing costs even higher for the majority of renters.

Unfortunately, HB 4001 and HB 4143, make it harder to ensure the well-being of all renters in a community. Don't take away a key tool to keep residents and staff safe.

The bill would require a 90 day end of tenancy after the first year (currently it's 60 days) – these notices are used when the health or safety of other renters or staff are at risk, but don't fit into eviction criteria.

In some instances we have needed to request tenants move due to excessive traffic, people and noise complaints from other residents which can mean suspected drug activity. It is difficult to prove without a conviction, and in the meantime the other residents are not safe with this type of activity going on at the property - we need to be able to get them out quickly.

HB 4001 also makes some renters pay for the costs of others. This bill would require landlords to pay one month's rent for tenant relocation. This creates new costs that end up being picked up in everyone's rent, making housing more expensive across the board. These payments would be required even when a property manager ends a rental agreement to protect the health or safety of other renters or staff.

Please do not make such significant changes to landlord tenant law—these changes will harm the well-being of the rental community, make housing more expensive and reduce the amount of new housing that will be built.

Sincerely,

Catherine Miles
Shelter Management, Inc.