

February 1, 2016

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

Dear Chair Keny-Guyer and Committee Members,

As a community manager for 10 years, I've overseen a property with 288 units and over 500 residents at any given time. The diversity of community with its location right in the middle of the two biggest employers in Oregon, Nike and Intel, presents many situations that can take creative solutions to resolve with our resident make up. Some solutions are required to protect the members of the community. From neighbors that are aggressive toward other residents, to harassing situations from tenant to tenant, to even drug activity that local law enforcement can't quite eradicate, owners and management need these types of tools to keep a community safe.

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 tools to keep residents and staff safe.

Here is an example of how certain tools, such as no-cause end of tenancy notices are used to protect the general resident population.

- One single mom with two kids lived next to resident where there were drug activity taking place. When law enforcement couldn't act soon enough based on evidence and we needed to protect her by issuing the resident a no-cause and ending the tenancy immediately.
- When an elderly man harassed three female neighbors every time these women came home from work on a daily basis, this notice was used to end the continued harassment.
- Two college students continued to throw disruptive parties at all hours of the night, while several families felt their living environment was no longer a calm situation. We addressed this with the best legal remedy at the time: the no cause notice.

HB 4001 also makes some renters pay for the costs of others. The bill includes language that would have the housing provider assume retaliation when there is a rent increase/reduction of services within six months after tenant complaint, regardless of any other circumstances. Since it's hard to prove that something didn't happen, a renter could have rent frozen as long as they file a complaint every six months. Again, this increases the costs for other renters.

When the Oregon legislature acts, there are always consequences. Those intentions may be well meaning but could have a devastating effect on keeping people safe in their homes. If there are landlords that don't follow all the laws, they should be held accountable. But to take away tools that can be used by management and owners to protect the vulnerable tenants from bad actors in a community, would be counter-productive.

Sincerely,

Dan Mason
Community Manager, The Lakes
Prime Group