

Rosenberg Corey

From: Kathleen Ashley <makinghomeshappen4you@gmail.com>
Sent: Tuesday, May 02, 2017 4:08 AM
To: SHS Exhibits
Subject: I oppose House Bill 2004-A

Hello my name is Kathleen Ashley,

The banks and I have a couple rental units here in Salem/Keizer area and I'm also licensed by the State of Oregon as a property manager.

I'm grateful for this opportunity to write to you.

I had the opportunity of serving our community on the Mid Willamette Valley Homeless Initiative Task Force for both Marion and Polk Counties. 2016-2017

I have grave concerns about the repercussions with eliminating the no cause notices and the negative impact on high risk individuals trying to re enter, secure and or maintain housing.

In managing a 38 unit low income complex that half the residents were Section 8 or other housing assistance agencies recipients, an awareness of many of the special needs, physically, medically, mentally challenged and aging individuals; I found they are to often overlooked and discarded. Some with disruptive behaviors that do not always fit well with the general population; some unable to maintain a clean standard of living by a normal definition. Others creating damage, dismantling appliances or extreme where and tear not normal to everyday use. Many of these individuals can be challenging to work with and are at greater risk of homelessness.

I am hear today to be a voice on the behalf of these tenants.

One particular tenant I want to talk with you about.

Upon first meeting this young lady she was unable to make eye contact or communicate with me.

Thankfully their, guardian /payee, a sibling, was there to take care of the needed paperwork and communication.

I was informed my tenant has a bipolar disorder and had chosen go off her medication, the sibling also shared with me bits and pieces of the beautiful person they remember her to be.

Quickly becoming aware of the hardship this family is faced with. It became apparent that this family member had spent their entire day cleaning and scrubbing the unit to return it to a some what acceptable condition upon inspection of the unit. It was then that I heard the one statement that will stay with me for the rest of my life.

"Someday I will get my sister back."

Unfortunately this tenant chose to go knocking on doors in the early morning hours asking for coffee and cigarettes and then becoming belligerent towards the other residents when they would not accommodate the request.

Because of numerous complaints and repetitions of this act, painstakingly the tenant was asked to leave. Thankfully I had developed a good working relationship with the family and we were able to resolve the situation quickly.

About a year later I ran into the family member and found that they were able to convince this individual to check into a facility upon leaving the complex and receive help she needed; she was able to retain their housing assistance in the process; giving her the resources to seek out new housing once leaving the treatment facility.

"Faith" is what allows the right events to take place that enables us to make it through difficult years, months, days, hours or even moments in our lives.

They got their sister back.

Not all stories end this way.

This is just one of many individuals facing same or similar types of challenges, due to circumstances that at times are beyond their control; for these tenants to have repetitive "for cause notices" evictions following them around would only increase the chances of them becoming a part of the homeless population problem we so desperately need to solve.

Taking away the no cause notice will greatly decrease their chances of securing future housing and increases their chance of losing the assistance they are fortunate to have.

As landlords we are not care takers or babysitters.

We simply rent places for people to call home.

Most of my owners have one or two rentals and I am grateful when I can give opportunities to high risk tenants.

I would like to have the flexibility to compassionately release these individuals without damaging their rental history. The no cause notice is the least evasive form of eviction action to remove a tenant that is not working out.

Eviction is not always a bad thing.

Please, the loss of the no cause notice would be damaging to this fragile population most in need of our compassion.

Thank you again for allowing me this opportunity to share this story and write on behalf of the some overlooked and disregarded tenants.

Please oppose HB2004-A

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Making Homes Happen Inc.
Property Management Solutions
Kathleen & Steve Ashley
971-599-9292
fax: 503-304-1687