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From: Laura Mittelstadt <laura.c.mittelstadt@gmail.com>
Sent: Tuesday, May 02, 2017 10:18 AM
To: SHS Exhibits
Subject: VOTE NO ON HB 2004-A

Dear Senators,

During Legislative session, all eyes are upon you. You face a myriad of extremely complex problems without simple solutions in a political climate that is polarized and impatient beyond measure.

I am writing to you as a **landlord** a word that for many has become synonymous with heartless greed and urging you emphatically to VOTE NO ON HB 2004-A. For many landlords who have worked hard to manage costs, invest in property upkeep, and keep rents several hundred dollars a month below market, we definitely feel perplexed by the vehement anger we now receive as the supposed "bad guy." The real estate market has changed dramatically in recent years and rents have gone up. Many tenants blame raised rents on landlord greed and do not consider the expense of property maintenance or market factors. Not so many years ago, and for many years, Portland rents were extremely flat. Renters have confused recession pricing with guaranteed access to affordable housing.

It is true that in Portland and throughout Oregon rent increases have surpassed many people's income raises and yes, homelessness is a huge problem. Housing is an extremely emotional, complicated debate and what I am asking for is for legislatures to look deeply at the complexities. Right now the debate in Oregon is completely polarized and oversimplified. No real solutions will come without wrestling with the enormous, messy complexities head on. Consider education, housing supply, business opportunities, mental health support... it is all connected. I ask for legislators to look at the housing crisis in all of its shades grey as finding real solutions does matter. As landlords we care about Oregon deeply and we care about tenants. Depicting the story of housing crises currently running as "greedy landlord" versus "exploited tenant" is not a cookie cutter that fits many real life situations.

I speak for myself. The mom and pop landlord. A 13-unit complex which my Father built in the 1970's. Our rents are well below market yet I have been stalked and threatened by a few of my tenants who are wrapped up in a "Tenant's Rights" frenzy. I get letters from tenants under the bizarre intoxication of completely irrational landlord haters at Portland Tenants United claiming that socialism will solve our problems. They took it too far and I handed off the management of my business to property managers. This is after 50 years of running the business ourselves.

Landlords do not use no cause evictions frequently. I have only had to use one, EVER and it was the right solution to a problem situation. My property managers recently moved our tenants from a month to month to a fixed term lease. The conditions of this were to sign the lease or move out. We as landlords need the right to have some say in the duration of tenancy. We offered all existing tenants a fixed term lease of 12 months roughly \$300 a month below full market. Some tenants loved this and saw it as housing security however three tenants decided that receiving \$4,000 in their pocket because of the Portland relocation ordinance was more appealing. So they turned down affordable housing for cash. I ask you, how does this make sense??? It is not a solution to the housing crisis and this is exactly the kind of unexpected consequence that passing HB 2004-A will cause.

I am writing to say: ENOUGH! Saying landlords are greedy exploiters may be a great way to vent frustrations but it will not lead you to real or lasting solutions because it is just not true for most. Further, landlords

deserve to do their job without harassment. Right now even if we make small reasonable requests we are steam rolled with rage as if we are the manifestation of evil trying to disenfranchise tenant dignity. ENOUGH. We can do better. We must do better. The problems we face in Oregon demands a better, smarter dialogue. Answers and solutions will not come easily and are made harder by rage vetted towards all landlords indiscriminately. You will be presented with strong cases arguing both sides of this debate with compelling data to support their positions. What you should know is that right now many mom and pop landlords who do not make any kind of real money in this business are currently the target of fear based hate. Please keep in mind that good landlords need good laws. Rent control and making it almost impossible to get rid of a bad tenant is going to cause most of us little guys seriously question if the disproportionate hassle and harassment we receive is worth to the small amount of income we make. In closing, this legislative session will be about finding pathways to move forward to solutions or staying entrenched in our problems. My sincere hope is that we move forward into solutions and to VOTE NO OF HB 2004-A.

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