

Rosenberg Corey

From: richard auld <raauldrich931@gmail.com>
Sent: Friday, May 05, 2017 4:35 PM
To: SHS Exhibits
Subject: rental changes

I own a small apartment complex close to Portland. I'm trying to figure out how this will help the unit shortage in Oregon. Oregon is growing. Rent control has never been the answer to this kind shortage. It makes it worse! You don't want to cut the legs out from under investors that want to build in Oregon. You want to give them incentives to make sure they do come. Do your research, find out if it ever worked. To be honest, I think this goes against everything Portland is about, a progressive city.

How will this be implemented ? Will it just be a blanket thrown over the entire state now? Will landlords and owners be given time to get their properties up to current market rates? I have been slowly increasing rates to pay for capital improvement that I want done to improve the quality of life for my tenants and to improve the value of the property. I just completed a playground with swing sets on the property for the children. Will someone come out to my property to evaluate what I can now charge for my 3 bedroom units? I know my rents are way too low and I need to increase them to cover the costs of maintaining them. Lets be honest, this is a horrible idea that does not address the problem of an apartment shortage.

Just a shot blurt about doing away with the no cause evictions. This would be bad for me because it's the easiest way to evict someone. Let me be clear, I could evict half my tenants tomorrow for the action that they have taken without a no cause eviction. I have had 4 different tenants bring pets(all dogs) into my units without even notifying me. I have had tenants paint their unit without notifying me. Both of these acts are prohibited by our rental agreement. One last thing, my heroin dealer. People running up and down the stairs at all times of the day and night. Him renting out rooms in the unit on a nightly basis. His friends camping on the property, thats right, camping! Finally, when all that was over, they brought in cars to the property that didn't run and slept in them. He had never been convicted of a crime so my hands were tied even after the police bust on the unit. I could prove nothing. 6 months. I got him out.

Thank you,

Banner apts.

Richard Auld

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