

Rosenberg Corey

From: lauracochran@juno.com
Sent: Friday, May 05, 2017 4:52 PM
To: SHS Exhibits
Subject: HB 2004 A "no cause eviction" - PLEASE VOTE NO it's how I evict drug dealers who intimidate my tenants / witnesses

Hello,

Thank you for your service and I know you are trying to do the right thing for everyone.

Please vote NO on HB 2004 A

I need the "no cause eviction" is how I evicted 54 drug dealers and 2 prostitution rings from a manufactured housing community on SE 82nd. Tenants were scared for their lives before I bought the park and we turned it around.

Please don't tell me there are other tools, I bought my first park in Oregon when I was age 28 so I've been evicting drug dealers through the Portland courts, and trying to rehabilitate them, and trying to save old people, and get homeless families into stable affordable housing for way longer than most of you have been serving. This has been my life passion.

And I can tell you for a fact, Portland judges have **THROWN OUT** my 30 day for cause evictions. One judge even made me go through a \$3000 trial when the drug dealer was a no show, and the judge said "Well I would have ruled against you, where in your park rules does it say he can't sell drugs off his porch?" I am not kidding you, this is only a sample of what I've been up against as a landlord in Portland trying to keep elderly and disabled persons safe, as well as keep a space open for victims of domestic abuse that had to move in an emergency.

Please do not take away my tool to get the thugs out. They have guns, they hide from the police, they intimidate and knock out whoever they think called the police on them, no questions asked, you never saw them hiding. Punched out and left for dead in the dark off the side streets of SE 82nd. My tenant witnesses who were willing to testify, got teeth knocked out and two older men were almost killed. It is very difficult to get police to do reports because there are so many incidents, pretty soon we were taking incident reports to court. My private investigator's footage was not allowed because another tenant was a no show, then later that got the case thrown out. It took a year to evict her, and the **ONLY WAY** was a 30-day no cause.

How do you think I got rid of the Peeping Tom laying on top of little old ladies homes?? He never did get caught by the police, and his friends harassed my witnesses who never showed up for court to testify they were too scared, and were too scared to do a police report because their names go in it. I had to use a 30-day no cause eviction.

I have had more death threats and attempts on my life and thugs show up **AT MY HOUSE**, and another tenant I was evicting, teach other thugs how to make a pen gun which is undetectable through court metal detectors so they could kill me in court; so I am telling you from the bottom of my heart, the 30 day no cause is the **SAFEST** way I can keep multi family properties safe and myself and my own kids safe. Another park owner recently was telling me he was the only multi family property to not have a murder in the last year. I am

begging you, PLEASE keep the 30-day "no cause eviction". You have got to find another way to deal with whatever the core issue is, but this is not it.

Drug thugs intimidate my witnesses, they threaten, harass elderly and disabled persons who are afraid to call the police and beg me not to call the police for fear of retaliation. The druggies sneak in or are friends with a legitimate tenant, or in this case, I bought a problem infested property which took years to clean up.

As far as rent controls go, that is unacceptable. My taxes went up 71% in the 7 years I owned that property from 2007 to 2014 to reflect the \$1.5 billion in new taxes that got passed in Portland. On the park I still own, I have not raised the rents in 7 years. The way I did that was simple attrition, as someone moved out, the new tenant was brought in at market rates. My thought was, it is very difficult on elderly persons to move if they cannot afford a rent raise, so I ameliorated the park expenses by figuring the new tenant has the ability to choose to live with us at the market rent, or live somewhere else. But that shielded my existing tenants from rent raises.

Meanwhile, my taxes went up, my mortgage went up, my utilities just went up 17% in January

I have no control over rising expenses. If you want me to stay in the business of providing affordable safe clean drug free housing for a vulnerable population, you have got to leave rent control alone and you must please vote NO on the elimination of "no cause eviction." I must have that tool to evict drug thugs who intimidate and retaliate against my population who is too scared for their live to call the police. Please. You can call me with any questions. I spoke to several of you in person, I greatly appreciate your concern and understanding.

best regards, Laura Cochran
Manager, Red Diamond Properties LLC

I can also be reached at my day job:

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