

## Rosenberg Corey

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**From:** Mike S  
**Sent:** Tuesday, May 02, 2017 9:29 PM  
**To:** SHS Exhibits  
**Cc:** Sen Taylor  
**Subject:** Yes to HB 2004A

**Importance:** High

Hello Oregon Senate Human Services Committee,

I live in Portland, Oregon, and my rent has increased 30% in the past two years since the home ownership changed. As you may know, 1/3 of Americans are independent contractors and our income has ups and downs. Not having adequate warning of rent increases is not only unfair, but poor business on the part of our landlord. He also lied once saying in writing he wouldn't increase our rent, but did again. We're being walked all over by homeowners who are already earning record profits in their real estate investments. We, the renters, enable them to pay their mortgages, property taxes and upkeep. Why gouge us?

Parking is a greater challenge. It's harder to purchase a home. And, we have fewer police because the department is underfunded. Per capita, Portland has far fewer police on the beat than Seattle and many cities its size. Things are disproportionately in the favor of the landed aristocracy and it's not feeling like The United States to be mistreated and devalued as citizens in the Portland we love. Twice now, our landlord has promised us several improvements to the property, including fencing to keep out trespassers but has not done so. We've been waiting for over a year. He also promised landscaping, so people don't trip and to prevent soil erosion. But he blew this off, too.

My car has been vandalized four times in a 12-month period while parked outside this same home. Three of the times it was necessary to report it to the police, especially the last time when Progressive Insurance declared my car was totaled by the vandal. Even though we're confident it was a meth addict who did it, the police can't get the witness to cooperate. I don't even know the vandal. There's all kinds of craziness and if there was more of a police presence, my neighbors and I feel there would be far less crime.

I'm trying to develop my clients for my writing business while trying to get my second business going after earning a patent for the product line. But now, if I don't have housing stability and fairness, just how will this be possible?? I can't move and qualify for a new lease if my employment is spotty and I'm low income, even with my great credit. I won't have enough money to pay two months rent if I need to move again.

Please help me so I can help the community grow and keep Oregon feeling like Oregon. I hear 4 out of 10 Oregon households are renters who need protection from eviction without cause and from extreme and sudden rent increases. We must act now. One of Nike's Maxims is "Do the right thing." So should The State of Oregon.

Please don't sell out Portland like so many other cities have done to the small business owners. Support HB 2004A to provide fairness and stability for the millions of Oregonians who are renters.

Thank you!!

Mike S