

Agenda Item 204

TESTIMONY

3:00 PM TIME CERTAIN

RELOCATION ASSISTANCE FOR INVOLUNTARY DISPLACEMENT OF TENANTSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 1	Ron Garcia		ron@garciagrp.in
✓ 2	Mary Mann	5215 CHILDS RD LO 97035	backatyah@qma.c.com
✓ 3	Brian Park	4231 SE 30 th AVE 97202 MACG	parbr@ohsu.edu
✓ 4	Lois Melina	2028 SW MOSS ST 97219	LMELINA@Q.COM
✓ 5	Huong Nam	1803 SE Washington St Apt 2	
✓ 6	Albie Sayre		—
✓ 7	Erna Walter		
8	Kris Woff Christopher Kattraff		
✓ 9	Marik Alyn Clare		
✓ 10	Cory Bartos		

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Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 11	Daisy Quinones		
✓ 12	• Hilda Hernandez		
✓ 13	Edith Casterline		
✓ 14	Jo Ann Hardesty		
✓ 15	Margot Black		
16	Alan Kessler		
✓ 17	Leah Isaak ^{switching with} Caroli Hanna		
18	MARK Mizrahi	97202	
✓ 19	Maria Sworske	97213	
✓ 20	Glenn Farrell		

RELOCATION ASSISTANCE FOR INVOLUNTARY DISPLACEMENT OF TENANTSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓21	WM ARCHER	97236	
✓22	Paula Ordway	97229	
✓23	Estelle Golden	97206	
✓24	Steve Demarest		
✓25	LURRELL NELSON	97229	
✓26	Lucy Berger ^{swapping with} Steve Walker		
✓27	Arel Lopez		
✓28	Robert Aquino		
29	Carol Hanna ^{switching with} Dom Belcastro ^{Sam Waithe}		
30	Rebecca Webster		

RELOCATION ASSISTANCE FOR INVOLUNTARY DISPLACEMENT OF TENANTSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 31	London Klaver		
✓ 32	Candace Aiston		
33	GRANT SAWYER	3763 SE GRANT ST UNIT A PORTLAND 97214	GSAWYER44@GMAIL.COM
✓ 34	Carol Hanna Bobella Julia DeGraw	Bobella	Julia DeGraw
35	Ethan Harrison		
✓ 36	Zeph Fishlyn		
✓ 37	Kelly Wall Francors Kendall Burton		
38	Angela Baldwin		
✓ 39	Corinthia Bethune		
40	Dr. Brian Park	#3	

RELOCATION ASSISTANCE FOR INVOLUNTARY DISPLACEMENT OF TENANTSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
41	Switched with Dom Belcastro Sam Warthe		
42	Bernette Parker		
43	Pamela Knecht		
44	Madree Page		
45	Steve Walker #26		
46	Kendall Borton		
47	Isaac Robert Aquino Julia DeGraw	341 NE 43rd Portland, OR 97213	cdorhanna@gmail.com
48	Robert Aquino	VOH ← is #28	
49	MIKE BURNETT	PORTLAND	
✓ 50	Alan Carpenter		Alan@LizCREI.com

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Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 51	Lucy Shelby	1834 NE 38 th 97212	lucy.s.pdx@gmail.com
52			
53	MARY BETH HENRY	PORTLAND	
54	Amy Mos		
55	Julia DeGraw	1216 SE 88th Ave PDX 97216	Julia.degraw@pdxnlsn
56	Anthony Beneivergo <small>ceding my time!</small>	3811 SE Ellis St, 97202	anthony@pdxnlsn.org
✓ 57	Edith Gillis	4626 SE Clinton St 5397206	
58	Harrison Li	97229	
59	Marcel Gesmundo	5252 NE 49 th Av 97218	
✓ 60	Brad Hamer		

RELOCATION ASSISTANCE FOR INVOLUNTARY DISPLACEMENT OF TENANTSIF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME.

Number	Name (please print)	Address & Zip Code (optional)	Email (optional)
✓ 61	Matt Williams		
62			
63			
64			
65			
66			
67			
68			
69			
70			

Moore-Love, Karla

From: Jennings, Gayla
Sent: Tuesday, March 06, 2018 8:08 AM
To: Council Clerk – Testimony
Subject: FW: Future of Washington Park

Good morning, Council Clerk,

This testimony was received by Auditor Hull Caballero last night for what appears to be this Wednesday afternoon's agenda items. I'm not sure if you received a separate email from Debie – my apologies if this is a duplicate.

Thank you!

Gayla Jennings

Deputy Auditor | Office of the City Auditor
City of Portland, Oregon
Phone (503) 823-3560

From: debie stellway [mailto:debie@stellway.com]
Sent: Monday, March 05, 2018 6:27 PM
To: City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>
Subject: Future of Washington Park

March 5, 2018

Attention City Council,

Regarding Future of Washington Park

Parking and transportation, in and out of Washington Park by the Japanese and Rose Garden area, are very important for the use and enjoyment of this city. As you well know and must be proud of, Portland has a wonderful reputation throughout the country on city planning. Please don't let us down now. It is so unlike a Portland, Oregon City Council to not take into account the, limitations, parking congestion and all forms of transportation. You have worked so hard to make a plan but it appears you have to take some more time and figure this out.

Washington Park needs sufficient public transportation. I am a member of the Japanese Garden and love to take guests to share it with them. Please keep it a pleasant experience to use Washington Park by offering public transportation and sufficient parking places to the garden areas. It has been hard to use public transportation to the gardens. The walk up Vista Street from the bus stop is grueling and with the free shuttle not working most of the year it is really difficult to get from MAX at the zoo to the gardens. The planning with MAX to the zoo is fantastic. Please keep up the level of support for access to the gardens as well.

188849

When I drive it is difficult to park and is getting harder. I hear you are taking away a lot of parking and it will become worse. Please figure this out before you follow through with the current Master Plan.

Thank you,

Debie Stellway

10400 SW Riverside Dr.

Portland, OR 97219

(503)720-4540

Moore-Love, Karla

From: Olga M <ovegvary@gmail.com>
Sent: Tuesday, March 06, 2018 7:07 AM
To: Council Clerk – Testimony
Subject: Please rethink relocation fee ordinance

While I understand that rents are high and there is a lack of inventory and that some action needed to be taken, I don't agree it has been done in the right away. I think a 90 day notice is reasonable, but the huge price tag of the relocation fees is enough for someone like me, with 2 rental units (my house with an attached ADU), the fees are high enough to make me sell my house and raise my rent to the highest possible in the mean time to help cover the cost of relocating my tenants, because I have no other way of affording it. In the end, this ordinance ends up hurting both the landlords AND the tenants.

There has to be a better solution, such as providing need-based assistance to tenants, or perhaps some sort of lending system for tenants to get aid before they receive their deposit back. Please rethink this relocation ordinance before it completely backfires.

Respectfully,
Olga Vegvary

From: Kirsten Lampi <lampikirsten@gmail.com>
Sent: Tuesday, March 06, 2018 6:36 AM
To: Council Clerk – Testimony
Subject: Fwd: Concerns about the landlord penalty

As I am sure you are on NextDoor, the vibe of the neighborhood, you have heard the concerns of neighbors about the proposed new rules to eliminate the exemption for single unit landlords. This would be quite devastating for those of us small timers. Period.

I am a single mom of two brown children. We are a transracial family. I rent the unit next door to my house for fair market value. But, it was below market value until I encountered a neighbor that wasn't a problem legally, but was questionable. I had to purchase legal help through LegalShield and hire a management company, all adding \$200 to the rent. The rental is my kids college fund. It is not my get rich quick scheme.

This law will require landlords to have a \$4500 cushion. One way to do this is by increasing to the 9.9% allowable each year. This could be put in the lease agreement. If the average rent in Portland is \$1700 or so, this would still take 2-4 YEARS to build this up. The law will also push more landlords to do AirBnB. The immediate effect of this law is to more thoroughly scrutinize renters and increase rents. And, of course, for those with only one property, more landlords are likely to sell, decreasing inventory.

This ordinance will hurt the small time landlords, the ones who are able to keep the rents low, because they do not have the overheads the large companies have. Things like legal advice services and management companies will add at least \$200 to the monthly rent.

By the time you are able to evict a problem tenant, the damage is done and the cost unrecoverable. There are valid reasons for no cause eviction, such as selling the property, exactly what we need more of in Portland! This will make no cause evictions difficult, if not impossible.

Punishing landlords is NOT the answer to Portland's housing crisis.

Thank you kindly for considering,

Kirsten Lampi plus Habit and Zewdi
3803 SE 11th Ave and 3815 SE 11th Ave
Portland, OR 97202
503-701-6458

Moore-Love, Karla

From: Evrim Icoz <evrim.icoz@gmail.com>
Sent: Monday, March 05, 2018 6:27 PM
To: Wheeler, Mayor; Council Clerk – Testimony
Subject: feedback on elimination of single unit exemption from relocation fees

I am a local business owner of 17 years. I have been a renter for 12 years of that both as a business owner and as a regular tenant. I have been a homeowner (really, the bank owns it) recently, and managed to put together enough savings to invest in a property to offer for rent. Again, it is not like I am buying a property outright, I would be paying taxes, mortgage, etc.

I am vehemently opposed to including single unit landlords in the possible permanence of the city ordinance that requires incredibly high relocation fees.

The proposal to force small time landlords (single unit) to pay for relocation, and at really high amounts, will backfire and will actually hurt renters. It will be causing shortage of reasonably priced units, discourage investment by small time regular folks like myself, will create an adversarial relationship between landlords and tenants as it will be incredibly hard to evict problem tenants and thus they will need to cover their backs, will definitely increase the rent to accommodate the relocation fees and also cause bigger rental companies to take over as smaller landlords will not be able to take the risk.

As I mentioned, It will also discourage people from investing in a unit, like myself. At this point, I will be looking at out of Portland areas for an investment property. This is not a good way to deal with a shortage that is partly caused by the city giving the green light to luxury developers and waiving requirements for them while attacking small time investors.

Smaller investors are often the best landlords and unlike big real estate owners, actually listen to the renters and appreciate a good relationship. I know this from my 12 years as a renter.

For a small time investor, after paying the mortgage, fees, property taxes, income taxes, upkeep and many other little expenses, most small time landlords do not make a lot of money. Though \$4500 seems like it would be couple months rent, it is actually a huge amount when one is clearing only couple hundred dollars per month after all the expenses are taken in to account.

This will actually increase rent to cover the costs. In addition, many smaller landlords have not increased rent significantly and this will cause them to ask for the higher rent increases just in case.

Some members of the council think that landlords are evil, all laws should be one sided for renters and wealth should be spread out. A balanced and fair policy benefits both sides. The current proposal to eliminate the exclusion of small landlords by eliminating the single unit exemption is misguided and will hurt renters.

I am in favor of extending the notice date to 90 days.

I personally will stop voting for the party I have been voting, locally, and also be looking at investing in another city if this passes. This is not a threat - it is very risky to own a rental property as a small investor, and the rewards come decades later, if at all, so it is not worth the risk.

I find that the city keeps asking small time property owners for every budget need, while penalizing them for everything.

Furthermore, the city has a conflict of interest in this case, in eliminating small time renters. By causing such units to be torn down and rebuilt, it is not a coincidence that city will be making more tax. However, this will come at the expense of renters and landlords.

Evrin

Moore-Love, Karla

From: Alfred Thieme <al.thieme@comcast.net>
Sent: Monday, March 05, 2018 6:25 PM
To: Council Clerk – Testimony
Cc: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman
Subject: Mandatory Relocation Fee

Dear Mayor Wheeler

I am opposed the Mandatory Relocation Fee in its current form. I am definitely also opposed to any efforts to remove the exemption for single units. I am definitely opposed to forcing smaller landlords to continue rent to anyone once the terms of the contract are complete, ie if the tenant has not violated any of the terms of the contract than the landlord must continue to rent to the tenant. This idea is complete insanity. Both parties have lived up to the terms of the contract, and both parties should, and particularly the owner of the home, have the capacity to decide to continue or discontinue the contract at the end of the 12 months. This makes absolutely no sense except to force a hidden rent control policy on everyone. This is clearly not the kind of community supportive platform that Mayor Wheeler campaigned on.

Additionally, if the landlord gives 90 days notice to the tenant this should be sufficient for the tenant to find a new location.

And the fee. Ridiculously high. What ever happened to encourage people to save their money? Why should a small landlord be forced to pay this exorbitant fee, when there is no stipulation in the bill that has anything to do with the tenant's income levels based on their tax forms? So a tenant who is making \$60K per year as a renter gets the same relief as a tenant who makes \$15K per year.

Horrible idea. Tenant's should be encouraged to save as well as landlords so they are not dependent on a handout from someone else's hard work.

This ordinance again appears to be have simplistic goals and poor analysis and forecasting. Which of the City Auditors were called in to examine the effects on the different entities?

It is this type of technical analysis that I would expect from a Mayor with your level of financial acumen.

What is the remedy and recourse for both parties for these fees? There should be a deciding body besides the courts that grants exemptions based upon need on both sides of the fence for small landlords and renters.

I don't even rent my house out now, but long-term rental income will be a major portion of my retirement. This location fee particularly if it is coupled with any efforts by Chloe Eudaly to control security deposits (see below) will be crippling to many small landlords, and will only exacerbate the problem when we are forced to sell to larger entities which will make the problem even worse than it is now.

Instead of going after the small landlords in this way create an ordinance that goes after the large landlords and "bad actors" that

are affecting the market and renters negatively. The current ordinance is basically a backdoor rent-control program without calling it such so as to not alarm the public. Additionally, focus your efforts on taxes and other financial incentives that affect larger management companies and landlords that own over a certain number of units or properties and profit over X millions of dollars or X hundreds of thousands of dollars per year on their rental properties. Many of the small landlords will be forced into a similar situation as the renters that you are espousing to support. Don't drag more people into the financial mire but find ways to level the equity for all of the smaller landlords and renters. The blanket approach of the current fee is myopic and hurts the smaller owners much more than large owners.

<http://katu.com/news/local/commissioner-eudaly-sets-sights-on-tenant-security-deposits>

Thanks for your consideration.

Al Thieme
1417 SE 34th Ave
Portland, OR 97214
503-481-0283
al.thieme@comcast.net

Moore-Love, Karla

From: Austin Raglione <raglione8271@comcast.net>
Sent: Monday, March 05, 2018 4:49 PM
To: Wheeler, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Eudaly; Commissioner Saltzman
Cc: City Auditor, Mary Hull Caballero; Chisek, Kyle; Finn, Brendan; Crail, Tim; Schmanski, Sonia; Runkel, Marshall; Moore-Love, Karla
Subject: Re: Please Retain Single Unit Exemption

Dear Mayor Wheeler and City Commissioners,

Thank you to those of you who responded to my letter below. I appreciate your responses very much as I know how busy you all are.

After hearing from several of you, it appears as though the single unit exemption which I requested be retained will in fact be eliminated as one of the currently listed exemptions when the ordinance is voted on Wednesday. I am wondering if there is support among you to list single unit properties which were formerly the homes of the owners as a possible exemption?. This would seemingly eliminate the possibility of people trying to take advantage of the exemption which I have heard is a concern among some members of Council and really focuses on those who are truly not acting as landlords as a business.

I will be in Council Chambers on Wednesday even though no testimony is allowed, and I appreciate your consideration of this request.

Thank you so much,

Austin Raglione
 503-830-5938

> On Mar 1, 2018, at 6:32 PM, Austin Raglione <raglione8271@comcast.net> wrote:

>

> Dear Mayor Wheeler and City Commissioners,

>

> I am writing to ask that you retain the single unit exemption in the Rental Protections ordinance currently being discussed by City Council.

>

> I had no idea that this was even being considered until I read it in the Oregonian this morning. I now understand that it will be voted on next week and no testimony is allowed. I am upset that there was no public process on this issue and there is essentially no ability to address the impact of this change with the City Council. Literally, if I hadn't read that article in the Oregonian this morning, I would not know that with a stroke of a pen, all of us single unit property owners would be living under a new set of regulations that we knew nothing about nor have had any opportunity to study or respond to.

>

> I am a single woman and currently lease a home that I had lived in for a number of years. After my daughter went to college and I downsized, I decided to rent the unit as a means of supplementing my retirement income. This is the only property I rent out, and I manage the property myself.

>

> But life happens. Recently I have had cancer and my retirement needs are now different and I have medical bills to pay. These changing needs and priorities have led me to the realization that I may need to sell the property when the lease expires later this year. This is not a business decision, this is a personal decision, but the relocation costs, which in this case are more than two months rent, create a significant financial

hardship for me, essentially jeopardizing my ability to sell the property. I don't think that is the intent of this ordinance.

>

> I am concerned that by eliminating the single unit exemption, many of us "mom and pop" property owners are being subject to regulations that shouldn't apply. We are not in the business of being landlords. With just one property, this is not our primary source of income and it is frequently former homes we lived in that we are renting for a period of time. Given the nature of one property ownership, we often have great relationships with our tenants and work with them to make sure their needs are being met. Single property owners are a whole different kettle of fish than property owners and landlords who use their rentals as their primary source of income and those differences should be taken into consideration.

>

> Please retain the single unit exemption for those of us who don't have an organization to lobby our cause and feel that the exemption is equitable and just.

>

> Thank you for your consideration.

>

> Sincerely,

>

> Austin Raglione

> 503-830-5938

Moore-Love, Karla

From: Jennings, Gayla
Sent: Monday, March 05, 2018 11:25 AM
To: Council Clerk – Testimony
Subject: FW: Renters Relocation Assistance

Good morning, Council Clerk,

This testimony was received by Auditor Hull Caballero over the weekend for what appears to be this week's Agenda Item 220. I'm not sure if you received a separate email from John and Mary – my apologies if this is a duplicate and for the delay in getting this to you.

Thank you!

Gayla Jennings

Deputy Auditor | Office of the City Auditor
 City of Portland, Oregon
 Phone (503) 823-3560

From: john gosline [mailto:outlook_1D7A4B191DF8685C@outlook.com] **On Behalf Of** john gosline
Sent: Friday, March 02, 2018 8:00 AM
To: City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>
Subject: Renters Relocation Assistance

We are writing to 1.) determine when a vote will be held to eliminate the "single rental" exemption from the Renters Relocation Assistance Ordinance and 2.) to outline our unique situation as it relates to this issue.

We moved into the house in January 2016. The owner of the property, Leslie Dugan of Mt Shasta, CA, had just purchased the property and was starting construction of an ADU in the back for her son, Sean, to live in while he finished his studies. Sean moved into the ADU in August 2016, and apparently never paid rent. Sean moved out in December of 2017. At that time, Leslie briefly listed the ADU for rent.

During our time in the house, a situation developed involving a second son, Jesse, that is quite complex, which resulted in Jesse "hiring" people to attack the ADU property. Specifically, they stole Sean's very expensive bicycle and stole his girlfriend's car, trashing it and leaving it several blocks away. Reportedly, Jesse also made further threats to the property and to Leslie personally.

During this time we alerted neighbors to the situation giving them descriptions of Jesse and his friends and the vehicles they drove. We also kept outside lights on all night. We had met Jesse while the ADU was being built. We assured Leslie that neighbors had been put on alert and we would be vigilant in keeping an eye on the property while it was vacant. We also offered to assist in showing the ADU and being a conduit for handing out and forwarding applications as Leslie made it clear she did not want to come to Portland. (For fear of Jesse?) We made it very clear to Leslie, that despite her personal fears, which may well be very legitimate, we felt no fear of Jesse either to us personally or to the main house that we occupied.

On December 31, 2017, we received 90-day notice via email to vacate the house. Leslie's stated reason for selling was her fear of Jesse and she had just gotten tired of being a landlord.

We were stunned. We had become an integral part of the neighborhood and had every intention of staying "forever". We are 71 and 70 years old. I work full-time for New Seasons as a dishwasher. The stress and anxiety, not to mention the considerable expense, of this eviction has been nearly intolerable. I have to take prescribed medication to sleep. Mary was for a time unable to eat.

We have been lucky. We have been able to find a very nice rental in the Southeast, at considerably higher rent, which we fortunately are able to afford with my new job and we were able to borrow money for our move.

We submitted a request to Leslie February 12 for relocation money. She refused saying that because Sean had been living in the ADU and not paying rent she was exempt from the ordinance because she only had a single rental property in Portland.

Thank you for you time and consideration.

John Gosline
Mary Thiel

Sent from Windows Mail

Moore-Love, Karla

From: Jennings, Gayla
Sent: Monday, March 05, 2018 11:25 AM
To: Council Clerk – Testimony
Subject: FW: Mandatory Relocation Ordinance

Good morning, Council Clerk,

This testimony was received by Auditor Hull Caballero over the weekend for what appears to be this week's Agenda Item 220. I'm not sure if you received a separate email from Richard and Laura – my apologies if this is a duplicate.

Thank you!

Gayla Jennings

Deputy Auditor | Office of the City Auditor
City of Portland, Oregon
Phone (503) 823-3560

From: Laura Bussey [mailto:laura.bussey@credohigh.org]
Sent: Sunday, March 04, 2018 12:22 PM
To: City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>
Subject: Mandatory Relocation Ordinance

DearMs. Hull,

March 4, 2018

In 2016, when we learned about the incentive to build ADUs in Portland, we decided to build one on our rental property in Lents to use personally. Our daughter, her husband and our grandchildren are among the many young Californians who have moved north for economic opportunity, which they have found. We want to visit often, and hope to relocate when we retire in 2-5 years. That's why we bought property in Portland in the first place.

When we contacted our property manager to let them know we wished not to renew our tenant's lease, we learned that this would constitute a failure to renew the lease on substantially the same terms, which we are not entitled to do and which allows the tenant to request the mandatory renter relocation fee. (We had some difficulty determining just how this ordinance applies to our specific situation despite numerous inquiries with the City of Portland, our property management firm and the Rental Housing Alliance.) This fee represents about 10% of our ADU construction budget (or 25% of the annual rent). This gave us pause as we are frugal and careful with our money and the cost of the project was significant for us. Rather than encouraging us to keep out tenant, this fee encouraged us to remove the rental from the market and abandon plans to build an additional unit.

We did not expect our tenant in the one-bedroom main house to be happy about giving up the backyard to an ADU. And we recognized he would be truly inconvenienced to live through the construction process. We thought the best solution was to allow him to move out when his lease expires in May and re-rent the house once construction was complete. A new tenant would expect the property to be shared and everyone could be happy. Importantly, by not renewing our tenant's lease, we would also be able to stay in the main house ourselves during construction, saving

significantly over short-term rental costs. Our plans were to begin construction in June and since I would be doing the construction myself (Mark is a 40 year construction professional), we both made plans to be available for this exciting project for the month of June.

Once we learned about this restrictive ordinance, we decided an additional unit would be more liability than an asset. We therefore have decided to use the main house for our personal use and not to build the ADU. We understand our tenant is entitled to a relocation fee and have arranged to pay it. But we are unhappy that we do not have the option to use this property as we wish, despite giving ample notice to our tenant. Now, rather than adding to the housing stock in the construction of a new ADU, we are taking a needed rental off the market.

We agree that tenants need protections. But this ordinance assumes that there are no legitimate reasons for a landlord to choose not to renew a lease. There is no exception for much-needed, invasive repairs or upgrades. There is no exception for owners who wish to use a property themselves. This ordinance also seems to assume that all tenants are needy and all landlords can afford this added cost. This rule, from our standpoint, also encourages annual rent increases as much as the market will bear, but below the ten percent limit. This is now the only leverage a landlord has to incentivize an undesirable tenant, but one who is within the strict letter of the lease, to move. It also seems likely that marginally desirable tenants will be scrutinized more closely. Who would take a chance on a tenant with a spotty past? These repercussions affect both housing cost, and landlord participation in the rental market. If there isn't much in it for the landlords, the landlords won't stay in the market. Housing costs and rents are naturally linked. As being a landlord becomes more expensive and cumbersome, especially for small landlords like us, it also becomes a less attractive endeavor.

Sincerely,

Richard & Laura Bussey

Moore-Love, Karla

From: Jennings, Gayla
Sent: Friday, March 02, 2018 7:28 AM
To: Council Clerk – Testimony
Subject: FW: Sanctuary City and the African American community vote

Good morning, Council Clerk,

This testimony was received by Auditor Hull Caballero yesterday morning for Thursday afternoon's City Council meeting. I'm not sure if you received a separate email from Chuck – my apologies if this is a duplicate and for the delay in getting this to you.

Thank you!

Gayla Jennings

Deputy Auditor | Office of the City Auditor
 City of Portland, Oregon
 Phone (503) 823-3560

From: C-Rocc47 . [mailto:c.rocc47@gmail.com]
Sent: Wednesday, February 28, 2018 9:03 AM
To: City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>
Subject: Sanctuary City and the African American community vote

The African American community disagrees with the city or state becoming any kind of sanctuary city or to accommodate anybody. We don't even feel safe in our city nor do we feel heard. These immigrants aren't our friends, they aren't friendly, they don't like us and are just as racist as all other whites and Eurasian countries. WE REJECT ALL REQUEST FOR SANCTUARY. Until OUR needs are met by the people currently guilty of wrong doing to us, we don't want our tax dollar, votes, or approval of this request. If any of you Council members continue to ignore the African American community request, we will request and petition for the resignation or all involved and move to remove our tax dollars from the city tax tools and direct it to our community only. It is clear we are not heard. It is clear Portland city Council doesn't care about it's African American community but this will be the last time we aren't felt when we use our voice. As stated before we requested our own voting and review system for exactly this reason. The Council does not represent the African American community, nor do the immigrant groups, we represent ourselves. We are one and are speaking as 1. NO to sanctuary cities, no to any decisions being made that include African Americans or African American tax dollars, until we are heard and our voting system and review board is set up. It's 2018 in 1929 we finally got the right to live in Oregon not being a slave or illegally. City hall is in a plaza dedicated to a racist (Terry Shrunken). We didn't receive any reparation which we are also still requesting. We built communities that were attacked and gentrified by whites and immigrants with the help of whites. On 18th and Dekum in NE Portland a bar called "Tough Luck", was put up to mock the African American store that was previously there but was boycotted by whites spreading false information. It was closed due to the complaints, the city aided its closure by not protecting the store from acts of discrimination. After succeeding in the racist boycott, whites put the bar, "Tough Luck," to mock us. Meanwhile the Hispanic restaurant, "Tamale Boy," directly across the street is not bothered. This has been happening for years and is still happening. (Exotica gentleman's club is another example)(Williams, Mississippi, etc.)

Chuck Crockett
 African American Community Leader and Representative
 Candidate for Multnomah County Chair and the rest of the African American community.

From: JM Cava <jmcava.architect@gmail.com>
Sent: Monday, March 05, 2018 11:58 AM
To: Moore-Love, Karla; Council Clerk – Testimony
Subject: Relocation Fees for Single Unit Landlords: 3 Minute Read

Dear Council Members et al;

PROBLEMS WITH RELOCATION FEES CURRENTLY PROPOSED

- As an owner of a single rental (single family home) of three bedrooms, I'd like to recommend that you **not lump small "mom and pop" rental units together with the corporations and developers that own hundreds of units**, often purchasing and then evicting entire buildings in order to pursue quick profits.
- The average single unit rental owner is in it for the long haul, keeps rents as modest as possible to prevent turnover and is making a more modest profit by far (depending upon their mortgage amount). There should be some **acknowledgement of this difference in ownership scale** in any relocation regulations.
- The goal is to **maintain and encourage rental units in the Single Family Home category** – there are already acres of expensive small apartments, but many fewer homes for those with children, pets, etc.
- The problem is, if these units are no longer a good investment for the single-unit owner, they will sell. As I assume you're aware, if a 1500 SF rental property is undervalued for its area and needs to be sold, it will be **demolished and a 3,000 SF \$900,000 McMansion will be constructed** by production builders like Renaissance, Everett, etc.
- **Net result is fewer affordable single family homes for rent.**
- Example: Average rent for SF 3 bedroom approx. \$2,000 (Zillow). Assume \$500,000 value, \$5,000 property tax, \$2,000 if one month empty, \$2,000 maintenance \$1,000 insurance, \$400 trash. Assume 50% LTV or \$250,000 mortgage at 4% = \$10,000.
- Income: \$24,000. Expense: \$20,400. Income = **Net Gain of \$3,600.**
- **After \$4,500 relocation fee**, net income on rental property = **Net Loss of \$900.**

POSITIVE SUGGESTIONS:

- Retain no-cause evictions for Single-Unit Owners only.

- 188849
- **Maintain 90 day written notice for no-cause with no exceptions** – this is a VERY long time – 3 months to find a new place is plenty, regardless of the market.
 - **Adjust the Moving Expenses payments for Single-Unit Owners only, tied to notice time.** For example, 90 day notice, \$1,000 payment; 60 day Notice, \$2,000 payment; 30 day notice, \$4,000 payment. Something like that.

Thank you for listening.

Regards,

John Cava

J M Cava Architect | 1807 NW Vaughn St | Portland OR 97209 | c 503.313.4215
jmcava.architect@gmail.com
www.cavaarchitecture.com
www.johncava.com

Moore-Love, Karla

From: Austin Raglione <raglione8271@comcast.net>
Sent: Thursday, March 01, 2018 6:32 PM
To: Wheeler, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Eudaly; Commissioner Saltzman
Cc: City Auditor, Mary Hull Caballero; Chisek, Kyle; Finn, Brendan; Crail, Tim; Schmanski, Sonia; Runkel, Marshall; Moore-Love, Karla
Subject: Please Retain Single Unit Exemption

Dear Mayor Wheeler and City Commissioners,

I am writing to ask that you retain the single unit exemption in the Rental Protections ordinance currently being discussed by City Council.

I had no idea that this was even being considered until I read it in the Oregonian this morning. I now understand that it will be voted on next week and no testimony is allowed. I am upset that there was no public process on this issue and there is essentially no ability to address the impact of this change with the City Council. Literally, if I hadn't read that article in the Oregonian this morning, I would not know that with a stroke of a pen, all of us single unit property owners would be living under a new set of regulations that we knew nothing about nor have had any opportunity to study or respond to.

I am a single woman and currently lease a home that I had lived in for a number of years. After my daughter went to college and I downsized, I decided to rent the unit as a means of supplementing my retirement income. This is the only property I rent out, and I manage the property myself.

But life happens. Recently I have had cancer and my retirement needs are now different and I have medical bills to pay. These changing needs and priorities have led me to the realization that I may need to sell the property when the lease expires later this year. This is not a business decision, this is a personal decision, but the relocation costs, which in this case are more than two months rent, create a significant financial hardship for me, essentially jeopardizing my ability to sell the property. I don't think that is the intent of this ordinance.

I am concerned that by eliminating the single unit exemption, many of us "mom and pop" property owners are being subject to regulations that shouldn't apply. We are not in the business of being landlords. With just one property, this is not our primary source of income and it is frequently former homes we lived in that we are renting for a period of time. Given the nature of one property ownership, we often have great relationships with our tenants and work with them to make sure their needs are being met. Single property owners are a whole different kettle of fish than property owners and landlords who use their rentals as their primary source of income and those differences should be taken into consideration.

Please retain the single unit exemption for those of us who don't have an organization to lobby our cause and feel that the exemption is equitable and just.

Thank you for your consideration.

Sincerely,

Austin Raglione
503-830-5938

From: Roger Pierson <rpierson328@gmail.com>
Sent: Thursday, March 01, 2018 4:55 PM
To: Council Clerk – Testimony
Subject: Fwd: Sanctuary City Task Force

Please verify you have received my written testimony. Thank you. Roger Pierson

----- Forwarded message -----

From: "Roger Pierson" <rpierson328@gmail.com>
Date: Mar 1, 2018 4:45 PM
Subject: Sanctuary City Task Force
To: <cctestimony@portlandregon.gov>
Cc:

It was indeed unfortunate that at today's Sanctuary City Task Force presentation to the Portland City Council there was absolutely zero discussion allowed by the general public as it pertains to the City adopting the proposed recommendations. Much further conversation is essential, especially regarding the effect on public safety and cost to taxpayers of providing free legal services to those facing deportation. No testimony was heard from the law enforcement community or ICE, but a slew of worn out anti Administration rhetoric was the order of the day and counter productive to finding humane and constitutional solutions to the problem facing our borders. Where is the task force recommendations on how to cooperate with our border enforcement agents? Submitted by Roger Pierson

Cat help my family and my favoriet place
Titon Manor for Fithing to not make
us not move Somewhere ~~far~~ away.

If my mom Hilda and Coya my
mom's friend ditint know about Cat
whe would be in Vancouver and never
see my friends to play whith.



Thank you Cat! -canda

Hilda Hernandez

2/28/18

188849

February 28, 2018

Re: Mandatory Relocation Assistance ordinance

Mayor Wheeler and Commissioners:

My name is Brian Park, and I am a primary care and public health physician at a community health center that serves as a safety-net clinic for Southeast Portland, welcoming all patients regardless of insurance, income, or background. I am here today with Metropolitan Alliance for Common Good (MACG) to urge your support for Mandatory Relocation Assistance that ensures ALL renters are protected from forced displacement.

They tell us in medical school that patients are our best teachers, and there has been no better teacher to the plague of our housing crisis than a patient of mine, who I'll call Stan. I met Stan my first year of residency, where his medical diagnoses read like a laundry list of chronic conditions: congestive heart failure, COPD, diabetes, high blood pressure, depression, chronic back pain.

These conditions led to many visits to the ED and the hospital, which broke Stan's heart, because if there was one thing he loved in life, it was being at home with his charismatic, bright red-haired wife, Susan. And if there was a second thing he loved, it was going to work as a carpenter. At our first visit, he shared with me a photo on his phone of a halfway-finished, walnut wood dining table he was making for Susan. It was gorgeous. And it was the promise of finishing that table that got Stan to agree to regular visits with our nutritionist for his diabetes, and physical therapist for his pain.

Stan thrived initially. He lost 30 pounds, and his back pain became tolerable. He started taking his medications as prescribed for the first time in 5 years, and lo and behold: he no longer needed ED visits.

One moment erased 6 months of Stan's hard work: Stan and Susan learned that their rent was increasing by 15%. Having to choose between his family's housing and his own health, Stan did what I've seen countless patients do in that situation: he chose housing. He took half of his medications and doubled his workload, and in that process, ended right back in the hospital with a heart failure exacerbation, fluid filling his lungs.

Because of his hospitalization, Stan couldn't work. And because he couldn't work, he couldn't afford the rent increase. And because he couldn't afford the rent, he was forced to leave home. At my last visit with Stan, he showed me a photo on his phone of that gorgeous walnut wood dining table, still unfinished, tumbled over into a dumpster.

I have lost contact with Stan and Susan. On good days, I like to imagine that he somehow found a way to move in with his estranged daughter in California, laying the final coat of staining on a dining room table for Susan. But on most days – days like this one – I know he is more likely to be houseless on the streets, his chronic conditions deteriorating.

They tell us during residency that patients are our best teachers, and Stan was an exceptional teacher. But I have failed Stan's test. I refuse to fail the next one. During complex decisions in my work, much like the one before you today to make the relocation assistance ordinance permanent for ALL renters, I've learned to follow my True North: the needs of our community, our collective belief that we must build a better world for the common good, and my patients—patients like Stan. Stan is pointing the way towards True North for us today. I ask that we all follow him there.

Brian Park, MD MPH
4231 SE 30th Avenue
Portland, OR 97202

February 28, 2018

To: Ted Wheeler, Mayor, City of Portland

Chloe Eudaly, Commissioner, City of Portland

Amanda Fritz, Commissioner, City of Portland

Dan Saltzman, Commissioner, City of Portland

Nick Fish, Commissioner, City of Portland

From; Jo Ann Hardesty, President, NAACP Portland Branch

Re: Relocation Assistance Package to make permanent and expand to cover an additional 20,000 renters in the City of Portland.

Thank you for the opportunity to testify today. I also want to thank Mayor Wheeler and others who were moved by the real-life experiences of renters to go farther than they originally thought they could by extending this policy to more than 20,000 additional renters.

It is hard to change directions publicly however political courage comes from taking input from all and doing what your values tell you are the right thing to do. I know you have and will be criticized for taking this action today. I hope you remember that courage requires doing what is right rather than what is popular.

Your actions today show when you get better information you make better decisions. I personally applaud your actions today and encourage you to hold on to that courage as we continue to make sure that Portland is a place where people at all income levels can thrive!

As Sunday's Oregonian laid out community children will be the largest beneficiaries of extending this policy. When students attend 3-5 schools within a school year they fall behind and stay behind not to mention the additional stress on the family attempting to stabilize through no fault of their own. In East Portland where I live, seniors are the most impacted by rent increase and because of both fixed incomes and limited opportunities are the least resilient to be able to bounce back. When you live on a fixed income medicine and food are the only wiggle room.

The effort you are taking today will help. But as always the devil is in the details. Because this measure is not being passed as an emergency ordinance, it allows for outrageous increases and no-cause evictions over the next 30 days before the policy takes place, which puts hundreds of families in Portland at risk and could make worse the lack of housing available at income levels people can afford.

Many families are spending more than 50% of their income on rent today, I'm fearful that any delay in full implementation may allow for rapid immediate increases for folks who are currently in the pipeline as we have seen with both the building permitting process and the last relocation assistance ordinance.

I request that there be a seamless transition from the last policy to the new one to ensure that renters aren't caught in the middle. This is not an anti-landlord effort but merely making clear that gouging

people doing this process will have real repercussions for landlords who want to continue to do business in the city of Portland.

I greatly appreciate the heavy lifting the City Council has done attempting to balance competing interest. I believe housing first must be our focus if we are to make a dent in this housing crisis and all in our community have a responsibility to do their part to address this crisis.

It is my hope the next step on this journey will be the establishment of the office of Landlord and Tenant affairs so that both landlords and renters can have a one stop designation to demystify the rental process and to make sure we are screening people in rather than screening people out of housing.

Rental housings serves a critical purpose in our communities as more than 50% of Portlanders are renters. It is vital that renters are secure and stable in their housing options and that owners get a fair return on their investment.

The disruption to families pushed out because their income hasn't risen as fast as their rent impacts the entire community. From the neighborhood market, to the schools to our faith institutions. Communities can't be stable when housing isn't.

Thanks again for the opportunity to testify on this matter. I look forward to working with you to continue to tackle this community challenge. We all are in this together.

Thank you!

February 28, 2018

TO: Mayor Wheeler and Commissioners

FROM: Mary Beth Henry (mbhenry532@gmail.com, 503-449-7281)

RE: Ordinance, Affordable Housing Preservation and Portland Renter Protections-
Hearing Feb 28

Recommendations

- Family Move-In Exemption. Payment of any Tenant Relocation Assistance should not be required if members of the owner's family move in, if proper notice is given.
- Owner Move-In Exemption. Payment of any Tenant Relocation Assistance should not be required if the owners move in, if proper notice is given.

My Story

I am concerned about the impact this proposed ordinance would have on my family. In the 1980's my husband and I were fortunate to buy our first home, a 1903 duplex. Having grown up in a non-descript ranch home with 8 siblings, I immediately fell in love with the Victorian duplex's high ceilings, wainscoting, and history not noticing the peeling paint and wallpaper, worn hardwood floors, poor roof and bad plumbing. As anyone who has owned an old home knows, continual maintenance is a given. We've invested significant dollars and our sweat in maintaining it over the years. The 1980's were tough years in our inner Northeast neighborhood with drug and gang activity, but we did something about it - we organized some of our neighbors to establish a Neighborhood Watch and hosted events so that we could get to know one another to feel safer. Years later we moved but kept our first home and were blessed with two sons one of whom brings me here today. Our younger son, Sam, will graduate college in May. His dream is to come back to Portland, get a job, score well on the LSAT and attend Lewis and Clark Law School with a focus on Ethics and Environmental Law. Like many college students he has debt and no savings, but he has a dream. Like any parent we'd like to help him realize his dream. He spent many a weekend during his teen years doing yard work at the duplex when he would rather have been hanging out with friends.

In my capacity as a landlord I've increased rent over the years only in response to higher property taxes, increases in water, sewer, gas and electricity and to help pay for needed maintenance such as a new roof, interior and exterior painting, remodel of both kitchens etc. We have never increased rent more than 5% in a year, most of the time significantly less and never two years in a row.

During the 8 plus yrs. we lived in the duplex we helped improve the safety of the neighborhood by helping neighbors get to know one another and establishing a Neighborhood Watch.

We'd like to continue to help preserve a little slice of Portland's history though our continued investment in our 115-year-old property.

And, most of all we'd like to help our son realize his dream of returning to Portland and going to Law School by providing him with a place to live in a property that we own and have taken good care of for many years.

In conclusion - we've not only abided by the rules, paid all the taxes, lovingly maintained this piece of Portland history but we made the neighborhood better and now that we are RETIRED and on a fixed income, and our son needs a place to live you are proposing that I pay \$4,200 for him to be able to live in a home that we own. It's not only unfair but it's bad public policy. As CES Wood said, "Good Citizens are the Riches of the City". Why not adopt policies that incent good citizens instead of punishing them? Thank you.

The Tenant Relocation Assistance Dollar Amounts **Are Dramatically Overstated Due To Incomplete Accounting**

Testimony on Affordable Housing Preservation and Portland Renter Protections, February 28, 2018

Mike Burnett, mburnett532@gmail.com, 503-816-1626

Scenario	Month Before	First Month	Last Month's Rent	Security Deposit	Total
No Move	-\$1,500	-\$1,500	\$0 (Already Paid \$1,500)	\$0 (Already Paid \$500)	-\$3,000
Forced Move Out	\$0 (Applies Last Month's Rent)	-\$1,800	-\$1,800	-\$600 payment +\$500 refund -\$100 net	-\$4,200 (Equals 2-bedroom Tenant Relocation Assistance Dollar Amount)
Difference	+\$1,500	-\$300	-\$1,800	-\$100	-\$700

The above example illustrates **tenant cash flows** for two scenarios: **No Move**, and a **Forced Move Out** where the tenant faces a **20% rent increase**.

- The tenant's gross cash outlays at the new residence total \$4,200, which equals the Tenant Relocation Assistance Dollar Amount that City policy requires for a 2-bedroom unit.
- However, the calculation for the Tenant Relocation Assistance Dollar Amount appears to **ignore two positive cash flows for the tenant**: 1) the return of the prior security deposit, and 2) the lack of a rent payment during the prior month due to pre-payment of last month's rent.
- **The net cost is \$700, far lower than the \$4,200 required by City policy**, and is less than 20% of the payment.

As demonstrated, these dollar amounts **dramatically overstate the cost** associated with a tenant's relocation, due to this **incomplete accounting**. **These dollar amounts should be recalculated so that they reflect the NET COST of relocation.** These dollar amounts should be based on:

- The **difference** between the new and old rent, for both first month's rent and last month's rent
- The **difference** between the new and old security deposits

In this example, the NET COST to the tenant is less than 20% of the \$4,200 required payment.

If the new unit has the same rent and security deposit, the NET COST is \$0.

I am willing to work with City staff to recalculate these amounts to reflect the NET COST of relocation.

Good afternoon Mayor Wheeler and members of Portland City Council.

I'm Mariah Alyn-Ciare Multnomah County resident, tenant advocate, member of Community Alliance of Tenants, Portland Tenants United and Tenants Priced out Working Group.

I come in support of the Relocation Ordinance being made permanent for several reasons.

For the past almost 3 years, tenants' lives have been turned upside down by exploitive rents, no cause evictions being priced out, having to pay expensive moving and multiple application costs over and over again.

Priced out myself, I've had to move 2 times in less than 4 years. Another senior friend of mine has moved 5 times in 4 years trying to stay ahead of the excessively high rents. Other lower income seniors who couldn't afford the repetitive moving costs, plus the high deposits and rents are now houseless. One such senior said she is now living with her 87 year old mother sleeping on her couch.

As renters we feel that these price evictions for the past few years are abusive, adding high costs, burdening city and county budgets for services, to our displaced and homeless residents.

Because some landlords and property owners have abused their authority, collecting enough rent in the past two years to cover 10 years of rent increases.—**they also need to share in the costs to the city and our citizens.**

So, I urge you to please pass the Relocation Ordinance.

If this ordinance is allowed to expire, we can be assured that some landlords will raise rents even higher in reaction — causing mass rent evictions throughout the city, leaving vulnerable tenants in an even worse-off condition than we're in now.

Therefore I support making the Relocation ordinance permanent, without exemptions and retroactive from today's date.

I appreciate your ongoing support creating innovative tenant protections. and I look forward to your unanimous yes vote.

Thank you for your time.

Moore-Love, Karla

From: María Hernández Segoviano <maria@opalpdx.org>
Sent: Wednesday, February 28, 2018 3:23 PM
To: Council Clerk – Testimony
Cc: Wheeler, Mayor; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman; Commissioner Eudaly
Subject: Portland Relocation Assistance Ordinance - Support Testimony
Attachments: Portland Relocation Assistance- OPAL Environmental Justice Oregon Testimony.pdf

Below, please find our testimony in support of Portland's Relocation Assistance Ordinance.

February 27, 2018

TO: Mayor Ted Wheeler and Portland Commissioners

RE: Portland Relocation Ordinance

Dear Mayor Wheeler and Commissioners Eudaly, Fish, Fritz and Saltzman,

Thank you for providing the opportunity to submit written testimony regarding Portland's Relocation Assistance Ordinance.

OPAL Environmental Justice is membership-driven organization working to build power and building leadership of those most impacted. We work at the intersection of transportation justice, housing justice, environmental and climate justice and youth justice. The question of who gets to live where and why is an economic, social and racial justice question. Therefore, we wholeheartedly support the renewal of ordinance 30.01.085 relating to relocation assistance, with fewer exemptions and carve-outs, to protect more renters from displacement.

Environmental Justice communities include low-income people, tribal and rural communities, and others traditionally underrepresented in public processes. We are often burdened with short-term decisions which negatively impact our futures. Sometimes we eat as little and as cheaply as we can, and our long-term health suffers. Because of economic burdens our communities fail to save money and are unable to own homes, the thought of "where to live next?" is always in the back of our minds. The widening economic inequality should not contribute to worsening housing insecurity.

Housing is the biggest cost in a household budget alongside transportation cost, two factors making the Portland region inhospitable and inaccessible for many low income and people of color and environmental justice communities. *The average Portland tenant is paying between 45% to 49% of their income in rent which puts them at significant risk of becoming "severely cost-burdened" (paying over 50% of their gross monthly income on rent)-* as mentioned in the ordinance passed last year. The persisting housing crisis has disproportionately impacted Portland's and the state's most vulnerable residents, including communities of color, low-income people, seniors, and individuals with disabilities.

When community individuals are faced with such high rent increases it is important for decision makers to find ways to lower those burdens and this relocation assistance is one of those ways. Many individuals impacted by the high rents, no cause evictions and displacement have called Portland home for years and for some their entire life. Many of those same individuals live in Southeast Portland and Outer East Portland and continue to

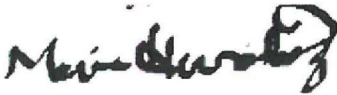
be pushed further and further away from the urban core because housing policy does not reflect these communities' needs.

In fact, almost every East Portland neighborhood has experienced double-digit increases in the proportion of the population that is from communities of color.

Requiring landlords to pay between \$2,900 and \$4,500 in relocation fees (depending on the number of unit rooms) when they no-cause evict their tenants or raise the rent by 10 percent or more is a step forward to address the housing crisis.

As decision makers, we ask that you make a decision to protect renters, particularly renters of color and low income, from being involuntarily displaced from their homes.

Thank you,



Maria Hernandez
Advocacy Coordinator
OPAL Environmental Justice Oregon

¡Juntxs en la lucha! "Together in the fight"

Maria D. Hernandez
Advocacy Coordinator
OPAL Environmental Justice Oregon // www.opalpdx.org
3202 SE 82nd Ave., Suite B
Portland, OR 97266
direct office [503\) 774-4503](tel:5037744503) // cell [503-719-9146](tel:5037199146)
Pronouns: She, Her, Hers



OPAL
Environmental Justice Oregon

opalpdx.org

3202 SE 82nd Ave, Suite B, Portland, OR 97266 | 503-774-4503

February 27, 2018

TO: Mayor Ted Wheeler and Portland Commissioners

RE: Portland Relocation Ordinance

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**Building Power for Environmental Justice
and Civil Rights in Our Communities**

**OPAL**

Environmental Justice Oregon

opalpdx.org

3202 SE 82nd Ave, Suite B, Portland, OR 97266 | 503-774-4503

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As decision makers, we ask that you make a decision to protect renters, particularly renters of color and low income, from being involuntarily displaced from their homes.

Thank you,

Maria Hernandez
Advocacy Coordinator
OPAL Environmental Justice Oregon

**Building Power for Environmental Justice
and Civil Rights in Our Communities**

From: Elliott Young <eyoung@lclark.edu>
Sent: Wednesday, February 28, 2018 2:21 PM
To: Council Clerk – Testimony
Subject: testimony for hearing on no-cause eviction
Attachments: elliot young housing testimony 2.28.18.pdf

Dear Clerk,
Please submit this testimony for the hearing this afternoon on the relocation assistance for no-cause evictions.

Thanks you.

Elliott Young

--

Elliott Young
Professor of History
Director of Ethnic Studies

Tepoztlán Institute: <http://www.tepoztlaninstitute.org/>
Twitter @elliottyoungpdx



February 28, 2018

Dear City Council:

I am a professor of History at Lewis & Clark College and I am also a landlord. I have lived in Southeast Portland for 20 years. I own a few single-family houses in Southeast and Northeast Portland that I bought with borrowed money to serve as my retirement fund.

I am well aware of the expenses that landlords must incur to renovate and maintain their properties. I am also aware that some tenants are not responsible, fail to pay rent on time, disturb the neighbors and generally fail to keep their homes clean or abide by the terms of their lease. However, in my six years renting to people in Portland, the overwhelming majority of my tenants have been responsible and we have maintained good relations.

As a landlord, I appreciate the ability to terminate a lease for irresponsible tenants who break the agreement. I also understand that all landlords are renting their properties to make money, not as a charity. I am no exception. Nevertheless, the needs and desires of landlords need to be balanced against the needs and interests of the community, which includes renters.

The ordinance requiring landlords to pay relocation costs for “no-cause” evictions seems like a reasonable way to both protect tenants from steep rent increases and at the same time leave in place many protections for landlords to earn a fair profit from their rentals. Just think about the phrase “No-cause eviction.” On its face, an eviction without cause seems unfair. People who live in a house should have rights to remain there provided they adhere to the terms of the leases they agreed upon. If a landlord wishes to move into the property or sell it that should not obliterate the rights of tenants.

In Portland we face housing instability and a crisis in houselessness. As a landlord, I believe that it is in the interest of the community in general to address this problem by not contributing to housing insecurity through exorbitant rent increases or no-cause evictions. The burden of solving the housing shortage should not fall on landlords, but neither should we shirk our responsibility in contributing to the solution, or at the least in not exacerbating the problem.

It is well established that the only long-term way to solve the housing crunch is by building more housing. There may be creative ways to encourage private developers to do so or by encouraging landlords to build ADUs, but there will be no substantial change unless we invest large amounts of public money into building affordable housing.

In the meantime, we as a community need to address the housing crisis in our city and state. Capping rent increases at ten percent a year with an exemption for people doing renovations strikes me as reasonable restrictions while providing a fair return on investment. My salary increase has been more like 2 percent a year, and my guess is that most working people are lucky to have any salary increases. Reasonable people may disagree on what is a fair rate of return, but certainly there should be some limits, and 40-100 percent increases should be prohibited.

Finally, I wanted to comment on the terminology used to describe landlords. I believe that large real estate corporations from outside the state only have an interest in making profits for their investors. Local landlords, however, live in the same communities as our tenants and therefore we have, or should have, a common interest in the well-being and sustainability of the entire community.

Although local landlords and tenants often have quite personal interactions, the description of local landlords as "Mom and Pop" glosses over the business relationship that is at the center of owning a rental. In addition to being hetero-normative (why not Mom and Mom or Pop and Pop?), the familial language smacks of paternalism where landlords are seen as parents of childlike tenants.

Let's recognize that landlord-tenant relations are essentially economic and should be regulated just as we regulate many aspects of the economy. In Oregon, Payday Lenders cannot just charge whatever interest rate they like. Property tax assessments are also highly regulated at no more than 3 percent a year. Why can't we use a similar logic to regulate and cap rent increases.

I know that many of my fellow landlords might think I am crazy to cede rights and protections for landlords, but ultimately we all have to balance our personal interest in profits against the costs to our community. Isn't that the Oregon way?

Sincerely,

A handwritten signature in black ink, reading "Elliott Young". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Elliott Young
Professor of History
Director of Ethnic Studies

Moore-Love, Karla

From: Marcel Gesmundo <gesmundo.marcel@gmail.com>
Sent: Wednesday, February 28, 2018 1:39 PM
To: Moore-Love, Karla; Council Clerk – Testimony
Subject: Written Testimony on PCC 30.01.085 Proposed Changes
Attachments: Comments on PCC 30.01.085 Proposed Changes.pdf

Please accept these comments, which I am submitting on my own behalf.

Sincerely,

Marcel Gesmundo
 5252 NE 49th Ave
 Portland, OR 97218
 503.869.0631

My comments are addressing proposed changes to PCC 30.01.085. I have attached my comments but am also copying them into this email.

Comments on Proposed Changes to PCC 30.01.085

Please accept the following comments on proposed changes to PCC 30.01.085, which are submitted on my own behalf.

General Comments

1. The City has made no inquiry of findings supporting the need to make relocation assistance permanent. Absent such findings, it is unclear why the ordinance is necessary on a permanent basis. As a permanent measure, tenants may be entitled to relocation expenses even when markets are favorable to tenants.
2. The City states that the amendments add “precision and clarity”, which they do not. PCC 30.01.085 is bedeviled with ambiguities; which could lead to unintended yet severe and unfair consequences if not clarified. At a minimum, they will lead to unnecessary disputes and litigation for tenants and landlords who disagree on the appropriate interpretation of such ambiguities.
3. The Ordinance provides no method of landlord to cure for mistakes, such as retracting a defective notice or a rent increase.

Specific Comments

4. SUBPART H issues
 - a. The remedy provision is drafted broadly to include any violation of PCC 30.01.085. This has led to significant confusion regarding its implications of violations. Arguably, each and every violation of the ordinance could lead to a separate claim for relief, which includes payment of relocation expenses, up to three months rent, damages, and attorney fees.
 - b. The following is an illustrative list of potentially cumulative claims a landlord could face:

- i. Landlord gives a defective termination notice by only giving 30 days. As a matter of law, the tenancy is not terminated. Nevertheless, Landlord is liable for relocation expenses, up to three months rent, damages, and attorney fees.
- ii. Landlord gives a defective rent increase notice because it only gives 89 days notice. As a matter of law, no rent increase goes into effect. Nevertheless, Landlord is liable for relocation expenses, up to three months rent, damages, and attorney fees.
- iii. If Landlord makes the relocation payment but forgets to include the disclosure of rights and obligations, Landlord is liable for payment of relocation expenses, up to three months rent, damages, and attorney fees. This remedy does not appear proportional to the violation and appears unnecessarily punitive.
- iv. If Landlord complies with all requirements but sends in the notice to PHB about a relocation payment late, Landlord is liable for payment of relocation expenses, up to three months rent, damages, and attorney fees. This remedy does not appear proportional to the violation and appears unnecessarily punitive.
- v. **Recommendation.**
 - 1. Clarify that tenants only receive relocation assistance once, and may retain it only if they actually relocate.
 - 2. Change penalty scheme to track the seriousness of the violation.
 - 3. Make attorney fees reciprocal.
- c. Subsection H only allows for attorney fees if the tenant prevails. Under the Act, the prevailing party may request reasonable fees. The ordinance should allow landlords to recover their attorney fees if tenants bring a bad claim against landlords or if the tenant refuses to vacate and pay relocation assistance back.

5. **Issue: Method of Delivery of Notices Not Specified.** Under the ordinance, there is no required method of delivery of written notices. This differs from the Act, which requires that written notices be given by hand delivery, first class mailing, or posting and mailing. This helps to ensure that notices reach the intended recipient. Unfortunately, the ordinance has no specified method of delivery by landlords or tenants. As a result, it is possible that landlords and tenants could give notice in a variety of undependable ways, such as text message, email, social media (e.g. twitter, facebook, Instagram, etc...).

Recommendation. Make service of all written notices consistent with the Act.

6. SUBPART C Issues

- a. The "Relocation Period" mechanics are potentially very unfair to landlord. After receiving relocation assistance, the tenant has 6 months from the date of the rent increase, to either pay back the relocation assistance or "(ii) provide the landlord with a notice to terminate to the Rental Agreement in accordance with the Act."
 - i. Under subpart (i), the tenant may repay the relocation assistance and pay the increased Rent in accordance with the "Rent Increase Notice for the duration of the tenants occupancy of the Dwelling Unit." The practical effect of this is that the tenant's rent is locked at the rate of the Increase Notice indefinitely. If the occupancy lasts for 50 years, all the tenant has to do is pay the amount of the increased Rent **in accordance with the "Rent Increase Notice"** and nothing more.

- ii. Under subpart (ii), the tenant need only “provide the landlord with a notice to terminate to the Rental Agreement in accordance with the Act” but the Act only requires a minimum number of days to give notice, not a maximum. As a result, the tenant could comply by giving a notice to vacate the unit 6 months after the rent increase goes into effect (and 9 months counting the day the notice was given) by giving a vacate date a year later. Landlords in such situations will be making a substantial payment toward relocation expenses that are unlikely to actually go to that purpose.
- iii. There is no specified remedy for the landlord if the tenant fails to pay.
- b. Subpart C uses the term “expiring Rental Agreement” twice but it is not defined. The ambiguity this creates is whether an “expiring Rental Agreement” includes term leases that automatically convert to MTM at the expiration of the term.

Recommendation: change the phrase “expiring Rental Agreement” to “expiring fixed-term Rental Agreement.”

- c. The final sentence states “For purposes of this subsection, a Tenant may only receive and retain Relocation Assistance once per tenancy per Dwelling Unit.”

Recommendation: This should be extend to cover subpart B and D to clarify that relocation expenses are not a penalty and that the payment may only be required and retained if a tenant relocates.

7. SUBPART D Issues

- a. Rent “Increase Notice” is defined as any 5% or greater rent increase. Requiring the disclosure for every rent increase of 5% or greater will lead to unnecessary paperwork by requiring the notice multiple times when one disclosure should be sufficient. It’s also creates challenges, such as stating each time that no Relocation Assistance is required for a non-triggering increase.

8. SUBPART E Issues

- a. An infraction of this subsection, pursuant to Subsection H, subjects the landlord to unnecessarily punitive liability and unjust payment of damages to a tenant that has already been paid.

Recommendation: Revise Subsection H to limit the scope of the damages.

9. SUBPART F Issues

- a. This clarifies that the expiration of a concession is not a substantial change to the rental agreement, but it does not clarify whether the expiration itself is a rent increase or not.

Recommendation: state that the expiration of a concession is not a rent increase.

10. SUBPART G Issues

- a. Subpart 4 Only gives Landlord the exemption if the tenant lives in the ADU. It’s possible that landlord lives in the ADU and should be granted the exemption in that circumstance too.
- b. Final provision stating that Landlord exemption for one unit is retained despite use of management company needs significant clarification.
 - Problem 1: There appears to longer be a one Dwelling Unit exemption and it’s unclear what the City is referring to by use of that term. Consider revising to define the term.

- Problem 2: As drafted, if an exemption applies to an owner, it does not extend to the management company for purposes of management of the exempt dwelling. Consequently, the owner must issue the notice and not their management company to ensure that relocation is not triggered. Consider revising to extend the exemption to the management company for purposes of the exempt unit only.

11. Scrivener's Errors:

- a. Subsections F and G refer to Section 30.10.085, which likely should be Section 30.01.085.

Comments on Proposed Changes to PCC 30.01.085

To: Portland City Council

By: Marcel Gesmundo

February 28, 2018

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General Comments

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- a. Subsections F and G refer to Section 30.10.085, which likely should be Section 30.01.085.

Moore-Love, Karla

From: Sam Noble <samuelnoble@gmail.com>
Sent: Wednesday, February 28, 2018 12:31 PM
To: Council Clerk – Testimony
Subject: agenda item 204, mandatory relocation assistance

To the Portland City Council,

I encourage you to adopt a permanent mandatory relocation assistance policy. I am a landlord: I rent out a house I formerly occupied as well as a room in my current residence.

The proposal before you today does a reasonable job providing additional tenant protections -- creating a little bit of extra friction in the rental market -- without doing away with the core property right of control.

I ask you to amend the proposed ordinance in two ways:

First, consider the case of the perspective tenant who wants to arrange a living space more than three months ahead of time. My employer hires interns, many of whom need places to live (often pre-furnished) for three to six months. We often offer employment several months ahead of time, and local housing near our office is a frequent concern.

This ordinance will make it prohibitively expensive for a housing provider to serve this market, or the similar market of employed individuals moving to Portland that need a place to live while their possessions are in transit and they look for permanent housing.

This could be readily addressed by exempting from relocation assistance for fixed, non-renewable leases of less than six or twelve months.

Second,

The exemption for owner-occupants of accessory dwelling or duplex units is biased toward the current entitlements in Portland's single dwelling zones. I propose applying this exemption to any owner-occupied site with 4 or fewer dwelling units. Four is a magical number due to federal lending standards applying to sites with 2--4 units.

Sam Noble
420 SE 62nd Ave
Portland, OR 97215

Moore-Love, Karla

From: Alfred Thieme <al.thieme@comcast.net>
Sent: Wednesday, February 28, 2018 10:41 AM
To: Council Clerk – Testimony
Subject: Mandatory Relocation Fee

I request that City Council extend the time period and consideration for the Mandatory Relocation Fee program. I am opposed to the ordinance and myself and another colleague who has worked with the Mayor on a number of issues would like time to meet with the Mayor on this issue.

If that cannot happen I would like to see changes that involve extending the waiver aspect of the Fee program to include up to 3 rentals, allow for landlords to not renew the lease at the time of expiration of the lease, and to allow up to 20% of rental rate increases at the end of a lease.

There are many reasons why this program is a bad idea in its current form. I would look forward to discussing these directly with Mayor Ted Wheeler.

Thanks, Al

Al Thieme, LAc, MAOM, MSEE

503-481-0283
al.thieme@comcast.net

Moore-Love, Karla

From: Lisa G Wright <writingweb@gmail.com>
Sent: Wednesday, February 28, 2018 10:20 AM
To: Commissioner Fritz; Commissioner Eudaly; Commissioner Saltzman; Moore-Love, Karla; Commissioner Fish; Wheeler, Mayor
Subject: Support for a permanent renter relocation program with no loopholes

Dear City Council,

As a constituent and future small-scale rental property owner, I support full, permanent renter relocation support with no exceptions for small landlords. The housing crisis in our city requires us to protect all renters.

I urge you to all vote today to put these important protections in place.

Thank you,
Lisa Wright
Portland Resident

Parsons, Susan

From: Lisa Long <lhl@teleport.com>
Sent: Wednesday, February 28, 2018 9:58 AM
To: Moore-Love, Karla; Parsons, Susan
Cc: Wheeler, Mayor; Commissioner Eudaly; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman
Subject: Re: testimony concerning the rental ordinance

Please include in the public testimony and record.

I vehemently opposed a mandatory landlord registration. My property is private property and I am permitted to own property as a citizen our democratic county.

Are you making all property owners including homeowners, commercial property owners, Air B&B owners, owners of residential care facilities register on a list?

I pay my taxes, even though some of you city council members don't. I pay my property taxes, my income taxes, my city taxes.

I am stunned that City Council would suggest that private citizens should be forced to report to the city because we own rental property.

This smells of fascism. No problem there. You just sign up on the list. Sure nothing to worry about. We just want you accounted for. Then we go down the list and ask all the people on the list to do certain things, maybe identify themselves as landlords with a little symbol. Maybe then we determine if they should be able to have any jurisdiction over their property. Then we decide if they should have the same rights as other citizens.

I am not being facetious. This is how it happens. This is how it did happen and continues to happen.

I have written to the Mayor and City Council Members many times voicing my disagreement with the rental ordinance in every aspect of its manifestation.

However I object to this registry more than any of the other provisions of the rental ordinance because this registry invades my privacy and threatens my rights as an individual.

I am a US Citizen. I have a right to own property. My local government can choose to regulate how I do business however it is a deep upfront to me that City Council wants to force me to sign up on their list so that they can keep track of me. I am not a criminal. I own my property legally. I fully oppose this registry as a human being.

Lisa Hertzberg Long

A voter whose immigrant grandparents fled a similar registry.

On Feb 27, 2018, at 11:59 AM, Lisa Long <lhl@teleport.com> wrote:

Please submit the following e-mail exchange between Commissioner Eudaly's office and me to the public testimony.

I believe this exchange fully illustrates how Ms. Eudaly's administration grossly fails to serve the public by either not bothering to read public testimony or by simply not having the ability to understand the content.

Nowhere in my original testimony do I say that eliminating the single unit exclusion would have a negative financial impact on me.

I own more than one unit and don't qualify.

However Ms. Eudaly's office clearly states in their response to my testimony that my testimony is self serving. "I understand you are especially concerned about the one-unit exemption being removed, and the monetary impact that may have on you."

Do your staff even read these testimonies?

Do Council Members feel it is part of their responsibility as elected officials to take the time to read the testimonies and consider the views of your constituency?

Please confirm receipt of this e-mail and exchange and include in the public record.

I oppose the rental ordinance and the vilification of landlords, but I realize City Council doesn't care about my opposition to the ordinance. In my testimony I simply wanted to share my reaction to these draconian measures. My reaction is to sell off my residential property and by that action reduce the number of homes available to renters. I thought it might be useful for City Council to see some cause and effect from their policies.

I personally have nothing to lose or gain monetarily from the elimination of the one unit exemption. But some of my clients would be faced with hardships by the elimination of the exemption and would have no choice but to sell their properties if faced with relocation fees.

Thank you.

Lisa Long

Hi Lisa,

Thank you for taking the time to write Commissioner Eudaly's office. I will share your concerns with the commissioner and her policy team. I understand you are especially concerned about the one-unit exemption being removed, and the monetary impact that may have on you.

Commissioner Eudaly has opposed the one-unit exemption since the ordinance began. She and her staff have considered input from many landlords. Exempting single-unit landlords leaves several thousand of

renters unprotected from rental raises of any amount or no-cause eviction. The challenge we are faced with is each exemption means less protection for tenants.

Thank you for sharing your perspective.

(Regarding entering your testimony is entered into the public record, Susan or Karla will make sure your take care of that.)

Sincerely,

Josiah Barber

Constituent Relations Specialist

[Office of Commissioner Chloe Eudaly](#)

503-823-4682

Hi,

Thank you for taking the time to write back to me.

However I want to be clear that you do not in the least understand the purpose of my testimony.

I want to state in no uncertain terms that my concerns ARE NOT the monetary expense that relocation fees have on me.

I don't qualify for the exemption. I own more than one unit.

But some of my clients own one or two properties and relocation fees would cause a hardship for many of them. As I mention in my letter, one of my clients depends on the income from his duplex to support his mother who is disabled and cannot work. She is also an immigrant. What if he needed to move her into one of the units so she could live there? He would have to displace one of his tenants and would be forced to pay them relocation fees. He can't afford that.

Please take the time to review my letter which is in support of my clients who are, as I have said multiple times, **not rich**. For many of them, one or two rental properties present their only asset.

As for my monetary concerns, I have no expectation that anyone on City Council cares in the least if I can make a living or realize the value of properties I have worked on for over 20 years. I understand that as a voter and a citizen my views do not count to our local politician because I am in an unpopular profession.

However I do want to share with you that small landlords like me can be expected to act in our own best self interest, especially since our local politicians have made it clear that our needs are not relevant to your law making.

I am selling everything I own in Portland. This includes single family homes that have been part of the rental pool for over 20 years. These homes are being bought by developers who will tear them down and build expensive homes for rich people or they are being bought by owner occupied homeowners. None of these properties will stay in the rental pool. As a property manager I can tell you that single family homes used to make up the majority of the units I rent. Now I have very few single family homes to rent and many of my clients are getting rid of their holdings.

Please confirm that you will share this e-mail with Commissioner Eudaly.

I am very disappointed to find that the staff members reviewing the testimony are bring their own personal prejudice to the testimony instead of reading the words on the page.

Lisa Long

A Voter who clearly doesn't matter to this administration.

On Feb 23, 2018, at 1:10 PM, Lisa Long <lhl@teleport.com> wrote:

Hello,

Please submit the following testimony to the record for the Feb 28, 2018 meeting at 3 p.m. concerning the rental ordinance.

Please confirm receipt of this e-mail and inclusion of it in th public record.

Thank you.

Lisa Long
lhl@teleport.com

February 23, 2018

Dear Mayor Wheeler and City Council Members,

I have written to you all several times over the last 12 months and have never received a response. Nevertheless I feel compelled to write again.

As you know from my previous e-mails, if you read them, I am a small landlord and work as a property manager and have been since 1996. I am not rich, and my clients are not rich. Some of them are on a fixed income and depend on their rental property to supplement their social security. Some depend on their rental property to help cover the cost of their children's college education. One of my clients inherited his duplex from his father who in turn inherited it from his own father who built it. This client works full time in another state, rents an apartment and devotes the entire the rent from his duplex to support his mother who is disabled and has no income. He has told me repeatedly that he and his mother cannot afford a vacancy. Steady income is more important to them than a maximize rent.

None of my clients are fat cats who can afford to pay relocation fees. They struggle to cover vacancy periods and repairs. For many of them, their single family rental home or duplex is the only asset they have. Some of these clients do not own their own homes but rent apartments in the cities they live in.

They are not greedy landlords. And neither am I. I have owned and serviced my own rental property for many years. I don't take vacations. How can I? A new roof is typically \$7500-\$16,000, and I need to save money to cover the cost of repairs. Roofers don't roof on credit. I am willing to make this investment in my property, but it requires sacrificing on my part and the part of my family.

I make a living managing rental property. What I mean by that is I can cover the cost of health insurance for my family as long as I have a high deductible. I can cover the cost of braces on my two kids as long as the orthodontist has a monthly payment plan. I can cover car payments for one economy car and the mortgage on my home. And that's it. I pay for every expense out of pocket. I have no retirement account, no 401K, no benefits of any kind.

I don't have sick days. I don't have personal days. I don't have paid vacation days. On Tuesday I had a tenant emergency at 1 a.m. I don't have after-hours service so take a guess who was up half the night. I work evenings and weekends every evening and every weekend. But I am not complaining. It's the nature of my work, and it is what I signed up for.

What I am complaining about are politicians who have made no effort to study the pressures of being a property manager and landlord, who make sweeping assessments that all landlords are greedy and evil, and who mandate that financial compensation must be awarded to all tenants in all situations.

I, like many small landlords, have personal relationships with all my tenants. I babysit for one of my former tenants for free, so he and his wife can have a date night without spending a fortune. I have paid my tenant's health insurance premium when they were in an accident and need to get the coverage up to date immediately. I have mourned at a tenant's funeral and have rejoiced at weddings and births. Does that sound like an evil, greedy, landlord to you?

But I have a family too. I have two daughters who want to go to college. I have elderly parents who are in need of support. I can't afford to pay relocation fees and neither can my clients. I can't tell my clients how to address these issues, but I can share with you what I am doing.

I am selling. I have already sold four of my rental properties and I intend to sell the rest. As soon as unit becomes vacant, I sell it. I have sold three single family homes in the last year. All three had been rented by tenants who worked in the neighborhood. Two homes were purchased by homeowners and have been removed from the rental pool. The third property sold to a developer and will be torn down to make way for two high end homes. None of the rental properties I sold will return to the rental market.

I am very disappointed that our local government chose to polarize landlords and tenants instead of seeking agreements based on common ground. There could have been buy in from the local landlords if even the slightest effort had been made to include their perspective. A program could have been developed to encourage landlords to keep rents below market in return for a tax credit or other incentives. I know that many of my clients would have participated in such a program. My clients are more concerned with keeping their units occupied and well maintained than securing the highest rent possible. Most owner operators value stability in their business and investment over temporary gain, because those of us who have been in the rental business know that rents go up and down as part of an economic market. We also know that what will sink a landlord is an extended vacancy factor, not a reduction in monthly rent.

From my perspective, the actions of the Mayor and City Council Members illustrate lazy government. It is easy to have a knee jerk response to a problem such as housing costs have risen, the problem is the landlords. It is your jobs, as our elected officials, to actually put a little bit of work in your governing. The Mayor, in particular, knows this. With a Stanford undergraduate degree and graduate degrees from Harvard and Columbia University you know the value of research, exploring different trajectories, and arriving at an informed and complex analysis.

The Mayor and Council Members may want to familiarize themselves with the work of Adam Smith if they haven't already. The notion of the Invisible Hand is a well established economic principle for regulating markets. I believe it is the duty of our local officials to consider the well being of ALL of its constituents. You were elected. You have an obligation to us all. It's your responsibility to do the hard work, research, and planning to arrive at an equitable solution. It's time that you stop applauding yourself as a modern day Robin Hoods and actually do your job.

Naturally I don't expect a response but I do want this letter submitted to the public record.

Lisa Long
A voter.

Moore-Love, Karla

From: Colleen Mitchell <cclnmitchell@gmail.com>
Sent: Tuesday, February 27, 2018 9:35 PM
To: Council Clerk – Testimony
Subject: Relocation Assistance Ordinance

This is an important issue that deserved to have the voices of all those impacted represented. The city did not give landlords equal representation in this process and all but excluded the voice of the mom and pop landlord.

A fair and equitable approach would have considered the vastly different impacts life-long leases and relocation fines would have on mom and pop landlords compared to that of multifamily real estate corporations.

This was an opportunity for a united Portland to protect our most vulnerable. Instead leadership fanned divisive anti-landlord rhetoric and didn't allow those that would be the most impacted by this policy decision a seat at the table. That does not make for good policy at either end of the political spectrum. Our City deserves better than this.

Moore-Love, Karla

From: Tschabold, Matthew
Sent: Tuesday, February 27, 2018 5:51 PM
To: Katie McNeeley
Cc: Parsons, Susan; Moore-Love, Karla
Subject: RE: A Note from a Housing Provider RE: Relocation Ordinance

Katie,

Thank you for submitting this testimony – I will make sure it is included with testimony.

Best,
Matt

Matthew Tschabold

Assistant Director for Policy and Strategy (Interim)
Portland Housing Bureau
421 SW Sixth Avenue, Suite 500
503.823.3607
matthew.tschabold@portlandoregon.gov

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From: Katie McNeeley [mailto:KatieM@mcneeley.com]
Sent: Tuesday, February 27, 2018 4:53 PM
To: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>
Cc: Tschabold, Matthew <Matthew.Tschabold@portlandoregon.gov>
Subject: A Note from a Housing Provider RE: Relocation Ordinance

Hello Mayor Wheeler,

I have written to you before and am forwarding a message today from one of my clients. I appreciate you taking a moment to read his and others submissions as you consider removing the exemption for single unit housing providers.

Thank you,

Katie McNeeley | Broker/Property Manager
Jim McNeeley Real Estate & Property Management, Inc.
1519 SW Marlow Ave | Portland, OR 97225
503.292.8125 x106 | www.mcneeley.com

From: Edward Hahn [mailto:ejhahn6@gmail.com]
Sent: Monday, February 26, 2018 9:54 AM
To: Katie McNeeley
Cc: Pamela Jones
Subject: Re: GOVERNMENT AFFAIRS ALERT - Portland City Council to Remove Exemption for Single-Unit Landlords

Hi Katie,

1 8 8 8 4 9

As a lifelong Liberal, I'm astounded that the City Council does not pay attention to the concept of unintended consequences. If they continue to punish property owners, whether they own single or multiple properties, what will happen is that owners of single properties will refuse to rent or will set the initial rent for the duration of the lease to cover relocation costs. This will drive rents up, of course.

This will also de-incentivize developers from building new units except at the upper end of the spectrum. I realize that this situation was triggered by some greedy developers buying up older buildings, forcing out tenants and then refurbishing them. The question is, "Why punish all property owners for the actions of a few, mostly out of state, developers?"

It appears that the Council is responding to political pressures that will only make things worse for renters which will result in more political pressure. The members of the council might want to educate themselves on what problems rent control created in NY City and other places that have tried it: a reduction in rentable units, a rise in uninhabitable or non-maintained units and a subsequent rise in squatting and crime.

I would appreciate you forwarding this to the Council.

Edward Hahn

Moore-Love, Karla

From: Bob Schatz <bob@allusaarchitecture.com>
Sent: Tuesday, February 27, 2018 2:13 PM
To: Moore-Love, Karla
Subject: City Council testimony for 2 28 2018

Hello, I'd like this testimony to be delivered to the city Commissioners for their meeting tomorrow 2 28 2018 at 3:00 PM regarding the Relocation Ordinance being proposed.

My name is Bob Schatz and I am a landlord in Portland and have been since 1991. I own and manage my own properties and due to that I know all of my tenants by name. I understand that you are hearing information regarding making the Relocation Ordinance from a temporary to a permanent ordinance. I am opposed to making this permanent. Right now there are so many regulations in favor of Tenants that I have a hard time even evicting tenants when they don't pay rent and/or damage my property. Now tenants are using this ordinance to get money out of landlords when, for example, they are being evicted because they never pick up their dog droppings and causing health hazards on the property. As city counsel you think you are helping out tenants that are getting a bad deal from a greedy landlord and I am sure that is the case some of the time but right now most of the time scheming tenants use this regulation to force good Landlords, like myself, to pay them to move out. It is extremely unfair and wish this ordinance would end. We already give our tenants at least a 90 day notice to move out, that alone is plenty of time and I am fine if you want to keep that ordinance as an alternative to this relocation payment ordinance.

A year ago when this ordinance came into affect we had more people moving to Portland then we had places for them to live, thus a "housing crisis" became a title. Back then when I had a vacancy I would get quite a few applications the first day I advertised. Right now I have had an apartment available for 6 weeks and still don't have one application and I am lowering my price to lower than the price from the tenant who moved out (who had been there 3 years and ended up moving to a larger unit in the same building). Please don't give tenants another ordinance to abuse and force decent landlords like myself to have to pay them to move out.

Thank you
Bob Schatz
2118 SE Division Street
Portland, OR 97202

Moore-Love, Karla

From: Rose City Rentals <rosecityrentals@gmail.com>
Sent: Tuesday, February 27, 2018 1:57 PM
To: Council Clerk – Testimony; Wheeler, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Eudaly
Subject: Proposed permanence of relocation assistance- For Wednesday Feb. 28th Council Meeting

Dear Mayor Wheeler and Commissioners,

I am writing today express my deep frustration with the currently proposed tenant ordinance making permanent the mandatory relocation assistance for involuntary displacement of tenants under Affordable Housing Preservation and Portland Renter Protections.

My husband and I purchased 3 rental properties in town as an investment 10 years ago with a small inheritance. Between paying the mortgage, property taxes, insurance, maintenance fees and HOA fees, we are left with a modest amount of money each month. This money has allowed us to start a small business, a craft brewery in our backyard and supplemented our income while we took the risk. Now as small business owners, we are wanting to expand and purchase a commercial property to grow our business. In order to do this, we want to sell our properties. This seems to be turning into a daunting task given this ordinance.

The money we earn off these properties is earmarked for us to live on. Pay our own mortgage and to allow us to employ someone to sell our beer at local farmers markets. We are reinvesting it back into the local economy. We don't live out of state. We are hands on and invested in Portland. We are not all big companies that tenants are scared to contact for repairs and as a consequence live in an unhealthy environment. We are not massive developers creating overpriced housing and jacking up rents. I beg of you to consider the complexity of what it means to be a landlord and who you are impacting.

Our understanding of the proposed ordinance is that a landlord that declines to renew or replace an expiring rental agreement, despite giving more than 90 days notice and having not increased the rent since the tenant arrived 2 years ago, we could be subject to having to pay our tenant. Explain to me how it is fair that a tenant, after a year, can leave without any consequences, but that I, as the landlord who actually took on all the risk and investment can get penalized?

I did not increase my rent over the last few years to recuperate this potential cost or charge a massive fee. I have worked hard at maintaining a compassionate relationship and have allowed for late payment of rent without any late fee. I have improved the spaces, adding new appliances and carpet. You are telling me that despite doing everything to provide a safe and welcoming home for someone at a fair price, I have to pay them to leave, even if we agreed on a set lease that moves to a month-to-month agreement with 90 days notice and they change their mind?

I work very hard to make Portland a wonderful place for all and firmly believe that housing is a human right. This is not the way to get everyone into affordable housing. Please consider not lending your support to this change.

Thank you for your consideration,

Sonia Marie & Theo Leikam

Moore-Love, Karla

From: Lisa Long <lhl@teleport.com>
Sent: Tuesday, February 27, 2018 11:59 AM
To: Moore-Love, Karla; Parsons, Susan
Cc: Wheeler, Mayor; Commissioner Eudaly; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman
Subject: Re: testimony concerning the rental ordinance

Please submit the following e-mail exchange between Commissioner Eudaly's office and me to the public testimony.

I believe this exchange fully illustrates how Ms. Eudaly's administration grossly fails to serve the public by either not bothering to read public testimony or by simply not having the ability to understand the content.

Nowhere in my original testimony do I say that eliminating the single unit exclusion would have a negative financial impact on me.

I own more than one unit and don't qualify.

However Ms. Eudaly's office clearly states in their response to my testimony that my testimony is self serving.
"I understand you are especially concerned about the one-unit exemption being removed, and the monetary impact that may have on you."

Do your staff even read these testimonies?

Do Council Members feel it is part of their responsibility as elected officials to take the time to read the testimonies and consider the views of your constituency?

Please confirm receipt of this e-mail and exchange and include in the public record.

I oppose the rental ordinance and the vilification of landlords, but I realize City Council doesn't care about my opposition to the ordinance. In my testimony I simply wanted to share my reaction to these draconian measures. My reaction is to sell off my residential property and by that action reduce the number of homes available to renters. I thought it might be useful for City Council to see some cause and effect from their policies.

I personally have nothing to lose or gain monetarily from the elimination of the one unit exemption. But some of my clients would be faced with hardships by the elimination of the exemption and would have no choice but to sell their properties if faced with relocation fees.

Thank you.

Lisa Long

Hi Lisa,

Thank you for taking the time to write Commissioner Eudaly's office. I will share your concerns with the commissioner and her policy team. I understand you are especially concerned about the one-unit exemption being removed, and the monetary impact that may have on you.

Commissioner Eudaly has opposed the one-unit exemption since the ordinance began. She and her staff have considered input from many landlords. Exempting single-unit landlords leaves several thousand of renters unprotected

from rental raises of any amount or no-cause eviction. The challenge we are faced with is each exemption means less protection for tenants.

Thank you for sharing your perspective.

(Regarding entering your testimony is entered into the public record, Susan or Karla will make sure your take care of that.)

Sincerely,

Josiah Barber

Constituent Relations Specialist

Office of Commissioner Chloe Eudaly

503-823-4682

Hi,

Thank you for taking the time to write back to me.

However I want to be clear that you do not in the least understand the purpose of my testimony.

I want to state in no uncertain terms that my concerns ARE NOT the monetary expense that relocation fees have on me.

I don't qualify for the exemption. I own more than one unit.

But some of my clients own one or two properties and relocation fees would cause a hardship for many of them. As I mention in my letter, one of my clients depends on the income from his duplex to support his mother who is disabled and cannot work. She is also an immigrant. What if he needed to move her into one of the units so she could live there? He would have to displace one of his tenants and would be forced to pay them relocation fees. He can't afford that.

Please take the time to review my letter which is in support of my clients who are, as I have said multiple times, **not rich**. For many of them, one or two rental properties present their only asset.

As for my monetary concerns, I have no expectation that anyone on City Council cares in the least if I can make a living or realize the value of properties I have worked on for over 20 years. I understand that as a voter and a citizen my views do not count to our local politician because I am in an unpopular profession.

However I do want to share with you that small landlords like me can be expected to act in our own best self interest, especially since our local politicians have made it clear that our needs are not relevant to your law making.

I am selling everything I own in Portland. This includes single family homes that have been part of the rental pool for over 20 years. These homes are being bought by developers who will tear them down and build expensive homes for rich people or they are being bought by owner occupied homeowners. None of these properties will stay in the rental pool. As a property manager I can tell you that single family homes used to make up the majority of the units I rent. Now I have very few single family homes to rent and many of my clients are getting rid of their holdings.

Please confirm that you will share this e-mail with Commissioner Eudaly.

I am very disappointed to find that the staff members reviewing the testimony are bring their own personal prejudice to the testimony instead of reading the words on the page.

Lisa Long

A Voter who clearly doesn't matter to this administration.

On Feb 23, 2018, at 1:10 PM, Lisa Long <lh1@teleport.com> wrote:

Hello,

Please submit the following testimony to the record for the Feb 28, 2018 meeting at 3 p.m. concerning the rental ordinance.

Please confirm receipt of this e-mail and inclusion of it in th public record.

Thank you.

Lisa Long
lh1@teleport.com

February 23, 2018

Dear Mayor Wheeler and City Council Members,

I have written to you all several times over the last 12 months and have never received a response. Nevertheless I feel compelled to write again.

As you know from my previous e-mails, if you read them, I am a small landlord and work as a property manager and have been since 1996. I am not rich, and my clients are not rich. Some of them are on a fixed income and depend on their rental property to supplement their social security. Some depend on their rental property to help cover the cost of their children's college education. One of my clients inherited his duplex from his father who in turn inherited it from his own father who built it. This client works full time in another state, rents an apartment and devotes the entire the rent from his duplex to support his mother who is disabled and has no income. He has told me repeatedly that he and his mother cannot afford a vacancy. Steady income is more important to them than a maximize rent.

None of my clients are fat cats who can afford to pay relocation fees. They struggle to cover vacancy periods and repairs. For many of them, their single family rental home or duplex is the only asset they have. Some of these clients do not own their own homes but rent apartments in the cities they live in.

They are not greedy landlords. And neither am I. I have owned and serviced my own rental property for many years. I don't take vacations. How can I? A new roof is typically \$7500-\$16,000, and I need to save money to cover the cost of repairs. Roofers don't roof on credit. I am willing to make this investment in my property, but it requires sacrificing on my part and the part of my family.

I make a living managing rental property. What I mean by that is I can cover the cost of health insurance for my family as long as I have a high deductible. I can cover the cost of braces on my two kids as long as the orthodontist has a monthly payment plan. I can cover car payments for one economy car and the mortgage on my home. And that's it. I pay for every expense out of pocket. I have no retirement account, no 401K, no benefits of any kind.

I don't have sick days. I don't have personal days. I don't have paid vacation days. On Tuesday I had a tenant emergency at 1 a.m. I don't have after-hours service so take a guess who was up half the night. I work evenings and weekends every evening and every weekend. But I am not complaining. It's the nature of my work, and it is what I signed up for.

What I am complaining about are politicians who have made no effort to study the pressures of being a property manager and landlord, who make sweeping assessments that all landlords are greedy and evil, and who mandate that financial compensation must be awarded to all tenants in all situations.

I, like many small landlords, have personal relationships with all my tenants. I babysit for one of my former tenants for free, so he and his wife can have a date night without spending a fortune. I have paid my tenant's health insurance premium when they were in an accident and need to get the coverage up to date immediately. I have mourned at a tenant's funeral and have rejoiced at weddings and births. Does that sound like an evil, greedy, landlord to you?

But I have a family too. I have two daughters who want to go to college. I have elderly parents who are in need of support. I can't afford to pay relocation fees and neither can my clients. I can't tell my clients how to address these issues, but I can share with you what I am doing.

I am selling. I have already sold four of my rental properties and I intend to sell the rest. As soon as unit becomes vacant, I sell it. I have sold three single family homes in the last year. All three had been rented by tenants who worked in the neighborhood. Two homes were purchased by homeowners and have been removed from the rental pool. The third property sold to a developer and will be torn down to make way for two high end homes. None of the rental properties I sold will return to the rental market.

I am very disappointed that our local government chose to polarize landlords and tenants instead of seeking agreements based on common ground. There could have been buy in from the local landlords if even the slightest effort had been made to include their perspective. A program could have been developed to encourage landlords to keep rents below market in return for a tax credit or other incentives. I know that many of my clients would have participated in such a program. My clients are more concerned with keeping their units occupied and well maintained than securing the highest rent possible. Most owner operators value stability in their business and investment over temporary gain, because those of us who have been in the rental business know that rents go up and down as part of an economic market. We also know that what will sink a landlord is an extended vacancy factor, not a reduction in monthly rent.

From my perspective, the actions of the Mayor and City Council Members illustrate lazy government. It is easy to have a knee jerk response to a problem such as housing costs have risen, the problem is the landlords. It is your jobs, as our elected officials, to actually put a little bit of work in your governing. The Mayor, in particular, knows this. With a Stanford undergraduate degree and graduate degrees from Harvard and Columbia University you know the value of research, exploring different trajectories, and arriving at an informed and complex analysis.

The Mayor and Council Members may want to familiarize themselves with the work of Adam Smith if they haven't already. The notion of the Invisible Hand is a well established economic principle for regulating markets. I believe it is the duty of our local officials to consider the well being of ALL of its constituents. You were elected. You have an obligation to us all. It's your responsibility to do the hard work, research, and planning to arrive at an equitable solution. It's time that you stop applauding yourself as a modern day Robin Hoods and actually do your job.

Naturally I don't expect a response but I do want this letter submitted to the public record.

Lisa Long
A voter.

From: Olga M <ovegvary@gmail.com>
Sent: Tuesday, February 27, 2018 6:48 AM
To: Council Clerk – Testimony
Subject: Relocation Ordinance Comment

Hello,

I don't know if this is the right outlet to send my comments to regarding decisions made about the tenant relocation ordinance, but I will give it a try.

I am a homeowner of a single house with an attached ADU, that I spent over \$100,000 and 2 years building with my dad a couple of years ago. I currently rent the house and the ADU while I am living in Indiana. I don't make a lot of money. In fact, I made below the poverty level this last year. With an ordinance like this, which gives me no control over when or what I do to my own home, and breaches a signed agreement I had with my tenants, I have no incentive to keep the house rented, or keep the house at all. I will be forced to raise the rent to the maximum amount that I can so that I can help cover the relocation fees when I need to re-possess the house to either live in it or sell it.

I am absolutely heartbroken. I wanted to provide nice, safe housing at a livable price for my tenants. I know they won't be able to handle the rent increase and it is tearing me up. This ordinance, though it's intentions are good, has the exact opposite result of what it is trying to accomplish. It is going to cause everyone's rent to increase and will reduce the number of units available on the market. Please find a better way, for everyone's sake, to create affordable housing. This ordinance was a knee-jerk reaction to the housing crisis and is not the answer.

With much respect,
Olga Vegvary

From: Carla Romesberg <cromesberg@gmail.com>
Sent: Monday, February 26, 2018 10:47 AM
To: Council Clerk – Testimony
Cc: Carla Romesberg
Subject: Relocation Assistance

Hello City Council Members:

I am writing to give you another side to the relocation assistance story. My only child lives in Portland. My husband and I have been working hard all our lives. We want to relocate to Portland to be near our son, but it is taking a couple of years to wrap up our lives where we live now, sell our house, etc... We bought a home a couple of years ago and have been renting it out until we can get up there. We bought early because the price of real estate is going up so fast, we were afraid we would not be able to afford to buy anything by the time we were ready to move.

We have entered into a rental agreement with our tenants. It is a year lease. It is a contract. They are paying me a reasonable amount of money and they are getting to live in a beautiful home in a nice neighborhood. It is a legal contract. We are all adults and all signing this agreement/contract with our eyes open. It is a win-win situation. People sign legal contracts every day. How can one party (me/landlord) be penalized when both my tenants and us are agreeing to the terms of the contract and then living up to them. I don't want to raise the rent. I don't want to kick them out of the house before the lease expires in 1 year. Why are you trying to penalize me? Is what you are doing even legal?

We are providing our tenants with a roof over their heads of their choosing, at a price that is reasonable and agreed upon by all parties entering into the contract. I do plan to move into the house eventually because that is what I bought it for. My tenants are aware of it. I am not kicking them out before the contract expires. I am not raising the rent. We both are keeping our end of the bargain. So why are you trying to penalize me, as owner of a home that I bought for the express purpose of moving to Portland (a city which I love) and being closer to my son. We are not rich. We will need to work in Portland once we move up there. And eventually, my son will have a home to live in as well.

I urge you to consider what you will be doing to people like my husband and myself should you vote against the one-unit exemption. Feel free to call me should you have any questions or comments.

Thank You,
Carla Romesberg
707-951-3067
cromesberg@gmail.com

Moore-Love, Karla

From: Lisa Long <lhl@teleport.com>
Sent: Friday, February 23, 2018 1:10 PM
To: Moore-Love, Karla; Parsons, Susan
Cc: Wheeler, Mayor; Commissioner Eudaly; Commissioner Fish; Commissioner Fritz; Commissioner Saltzman
Subject: testimony concerning the rental ordinance

Hello,

Please submit the following testimony to the record for the Feb 28, 2018 meeting at 3 p.m. concerning the rental ordinance.

Please confirm receipt of this e-mail and inclusion of it in the public record.

Thank you.

Lisa Long
lhl@teleport.com

February 23, 2018

Dear Mayor Wheeler and City Council Members,

I have written to you all several times over the last 12 months and have never received a response. Nevertheless I feel compelled to write again.

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Naturally I don't expect a response but I do want this letter submitted to the public record.

Lisa Long
A voter.

From: Belmont Park Properties <belmontparkproperties@gmail.com>
Sent: Friday, February 23, 2018 11:09 AM
To: Moore-Love, Karla
Cc: Council Clerk – Testimony
Subject: Written Testimony for upcoming Agenda item 204
Attachments: Mandatory Relocation Assistance Ordinance Letter to Wheeler.pdf

Dear Council Clerk,

I am unable to attend the City Council meeting next Wednesday 28 February, so I am attaching my letter to Mayor Wheeler that it may be included as written testimony for Item 204 at 2:00 PM on that day's Agenda. Please confirm receipt? Thank you.

Regards,

--

Kenneth E. Schriver, Manager
Belmont Park Properties LLC
belmontparkproperties@gmail.com
503-410-1782

188849

21 February 2018

The Honorable Ted Wheeler
Mayor, City of Portland
1221 SW 4th Ave, Room 340
Portland OR 97204

Re: Mandatory Renter Relocation Assistance Ordinance: Exemption for Owners of Single Dwelling Units

Dear Mayor Wheeler:

I am writing to you as someone who grew up in Tigard and Portland, graduated from Reed College, and deeply loves this city. I also own three rental properties in Portland: a single-family home, a duplex, and a triplex. Furthermore, I am a member of the Board of Directors of the Rental Housing Alliance of Oregon (RHAO), a position that puts me in contact with many other housing providers here in Portland. The opinions expressed herein are my own, although they have been strongly influenced by my association with many rental property owners here in Portland.

I am extremely dismayed by recent media reports of your decision to rescind the exemption for owners of a single dwelling unit from Portland's Mandatory Renter Relocation Assistance Ordinance (30.01.085). Portland's so-called "mom and pop landlords," who will be severely harmed by this change, provide thousands of rental properties to our community. These are desirable homes for individuals, couples, families, and seniors. They are widely distributed, supporting the diversity of our city by providing rental homes in all our neighborhoods. These properties are very different entities from rental units in large multifamily complexes. The owners of just one single-family rental unit are also very different from the owners of large multifamily complexes, who can adapt to the costs of this ordinance by increasing rents for all their renters (the same way they adapt to increased taxes and other regulatory costs). For those who own just one single-family home, the prospect of paying thousands of dollars to their sole renter to terminate a lease will be untenable. It does not require a Ph.D. to predict that these landlords will sell their properties because the potential risk outweighs the reward. The result will be a reduction in Portland's rental housing inventory, exacerbating our housing crisis. In addition to directly harming thousands of rental property owners, these actions are failing those whom you claim to be trying to assist.

I strongly urge you to reconsider your position, reject any motion to rescind the exemption for owners of just a single dwelling unit, and vote against making this ordinance permanent.

Sincerely,



Kenneth E. Schriver, Ph.D.

Cc: Portland City Council

KENNETH E. SCHRIVER
3913 NE HANCOCK ST UNIT 301 • PORTLAND OREGON • 97212-5353
KESCHRIVER@GMAIL.COM 503-410-1782

188849

Moore-Love, Karla

From: Nicole Knudsen <nicolek@seiu49.org>
Sent: Monday, December 11, 2017 2:05 PM
To: Council Clerk – Testimony
Cc: Hagins, Felisa; Louis Desitter
Subject: Testimony in support of Permanent Relocation Assistance
Attachments: Permanent Relocation Assistance SEIU testimony.pdf

Please see attached testimony in support of Permanent Housing Relocation Assistance, sent on behalf of SEIU Local 49 Political Director, Felisa Hagins.

Thank you,
Nicole Knudsen
Strategic Researcher
Service Employees International Union, Local 49
Ph# 503-236-4949 x 254

188849

Oregon State Council



Mayor Wheeler and Commissioners:

SEIU Locals 49 and 503 represent over 75,000 Oregonians across the state that work in health care, property services, home care, and as public employees; over 15,000 of whom live in Portland. Many of our members are tenants, and struggle as much as the next person in today's volatile housing market. We would like to express their full support for making the Relocation Assistance Ordinance at the city of Portland permanent.

We regularly see the destructive impact of no-cause evictions amongst our members and their families. Being forced to move from their homes, neighborhoods, and community, without any justifiable reason, puts tremendous strain on a family. One of our members, Kasil Kapriel, had to separate her four kids after being forced from her home, sending each one to a different friend or family member's house for several months.

As a labor union, we do everything in our power to ensure that our members, their loved ones, and the members of their community, have the ability to live healthy and happy lives. When a contract comes up to be bargained, that often means we are fighting to ensure our members get the decent raises they deserve. However, winning a 3% raise does nothing to increase our members' standard of living when their rent is increased by 10% or more; or when they are evicted without just cause, and have to take time out of their work and lives to find affordable housing, apply, save for first and last and security deposit, and then move.

Portland's current relocation ordinance is one of the few recourses our members – and their neighbors – have against unscrupulous landlords. To them it means being able to take the time off work to find a place that keeps their kids in the same schools, meets their transportation needs, and falls within their price range, without worrying if they can afford childcare, their bills, or other regular life expenses, because of the unexpected expense of moving.

We encourage you to make relocation assistance in Portland permanent, so our community members can continue to have some form of stability in this uneven housing market.

Thank you,

Felisa Hagins
Political Director
SEIU, Local 49

SERVICE EMPLOYEES
INTERNATIONAL UNION
OREGON STATE COUNCIL

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From: Laura Mittelstadt <laura.c.mittelstadt@gmail.com>
Sent: Wednesday, August 30, 2017 9:50 PM
To: Council Clerk – Testimony
Subject: Relocation Ordinance

With the upcoming consideration of whether or not to extend or amend Portland City Council's relocation ordinance I wanted to let you know how this ordinance has triggered many negative unforeseen consequences. About a year ago I sent out a rent increase for \$40 a month for a small 13 unit apartment we own in a very good location.

The complex was built in the 70's and we have kept units up well and done many improvements in recent years. Tenants were very happy and formed a tight knit community.

Out of the blue I get a registered mail from my tenants who had allied themselves with Portland Tenant's United which means they expect a landlord to run their apartment not as a small business, even a modest one, but as a socialist colony whereby renters are in control of everything (setting the price of rents, telling their landlord how to improve the property, etc.)

It was honestly the most bizarre life event that I have ever encountered and I am a cancer survivor! My tenants proceeded to use the name of the complex that we legally own, defame it via Facebook, and create just ridiculous website. All over, yes, a \$40/month increase.

As other landlords have experienced, Margot Black who is PTU's primary organizer is militant, unreasonable, one sided and impossible to dialogue with reasonably (and also close personal friends with the architect of this ordinance Ms. Chloe) so we decided to turn the management of our property over to a management company.

One of the changes that this management company made was to offer ALL tenants 12 month fixed term leases at the exact rental amount that they already had. This increase was under the 10% annual amount.

3 tenants decided that they would rather not accept the fixed term lease and pocket the relocation money. One apartment that housed 2 white collar college educated women decided to use the money to take a tropical vacation all the while smearing us as the greedy exploiters.

Landlords do in fact own their properties. They have the right to set the terms of their leases be that fixed term, month to month, at or below market value.

As you can see in my case, Relocation just fuels the flames for renters who like to pigeon hole landlords as greedy capitalists. If you look at our books, they tell quite a different story.

Taking polarized "us versus them" sides and oversimplifying complex issues is not working out.

Yes, Portland has an extreme housing crisis. Rents are on the rise and wages are not keeping up. Neighborhoods are being gentrified and working class people are having to commute farther.

In forming policy THINK IT ALL through. You missed a lot and people are taking advantage.

Clearly your intention was not to fund tropical trips for renters whose leases terminated and who were offered the choice to sign another fixed term lease, but that is EXACTLY what happened.

We need our leadership to offer smart, holistic solutions and this is far from that.

Laura Mittelstadt