

# **ATTENTION RENTAL PROPERTY OWNERS - CALL TO ACTION!**

To All Oregon Rental Property Owners

## **YOUR INVESTMENT IS AT STAKE:**

- The City of Portland recently changed their 'Affordable Housing Preservation and Portland Renter Protections' ordinance to add relocation assistance for the involuntary displacement of tenants! The change to the city's ordinance **will require landlords to pay** for the relocation of tenants whenever landlords serve No-Cause Notices of Termination or rent increases of 10% or greater in any 12 month period. The amount landlords must pay to tenants in relocation expenses depends on the size of their living space: **studio \$2,900, one-bedroom \$3,300, two-bedroom \$4,200, three-bedroom or larger \$4,500!**
- Bills pending in the Oregon Legislature mirror many of the components of the Portland ordinance, but **limit the size of rent increases even further to 5%!** Some legislation even **requires landlords to renew leases!**

## **HELP US HELP YOU! HERE'S HOW:**

**At your earliest opportunity**, please write your state legislator by email or other means about how the proposed legislation (House Bill 2001, 2003, 2004, and 2240) of imposing rent control and doing away with No Cause Notices of Termination will impact your ability to do business and your tenants' livability of rental properties. We want you, **in your own words**, to get this information across to **your** legislators:

- **No Cause Notices of Termination** – Landlords use these to enhance and protect our tenants' livability of their rental properties. For instance, I've used these notices in situations where one side of a duplex impacts the livability of the other side of the property. These notices are especially vital when the offending party isn't clearly violating the rental agreement, but they are still creating a livability issue for the other tenants. Additionally, if one side of a duplex complains about the behavior of the other side (music is played too loud, for instance), the ability to serve a No Cause Notice of Termination rather than a With Cause Notice protects the anonymity of the innocent tenants. If landlords are forced to serve only With Cause Notices, we will be forced to identify the innocent tenants who have made the complaint and expose them to the possibility of retaliation. If I am a neighbor or a tenant, I would be less likely to make a complaint to the landlord if I fear being identified and retaliated against. What are your stories?
- **Rent Control** (also known by tenant advocates as Rent Stabilization) – History has shown that while Rent Control might look good on the surface, in practice this does not achieve the aims of the original legislation. From Nobel-prize winning economists to tenant advocate leaders themselves, rent control has proven to be a failure and actually detrimental to tenants as well as landlords. Most people are responding to an idea that looks good on the surface without having all the information, and it's our job to educate them. For instance, if current legislation limiting rent increases to 5% per year is passed, this will effectively guarantee that all landlords will raise rents by the full 5% per year regardless of market conditions, out of fear that if they don't increase rent this year, they won't be able to raise rent as much as they need to next year. There will be concerns that landlords will not be able to cover the cost of doing business and so will speculatively raise rents in advance. This proposed legislation is patently unfair because we are currently unaware of any like-minded legislation that will limit the increase of property taxes, bond measures, and the like to 5%, so that landlords' costs are controlled in the same fashion that their ability to recoup their expenses through rent income is controlled. What are your thoughts about Rent Control?

**Please email your legislator as soon as possible, and in your own words let them know how this legislation negatively impacts you and your ability to do business as a landlord in Oregon.**

**The day after or no later than two days after your email is sent, please call your state legislator's office in Salem and:**

- Let them know you are a constituent. "Hi, my name is XX. I'm a constituent and live in XX city or county."
- Let them know you are calling to confirm they received your email of February XX regarding Rent Control and No Cause Notices.
- Ask them to vote in **opposition** to House Bills 2001, 2003, 2004, and 2240, and **any other bill that is introduced** or modified to effect rent control, the elimination of No Cause Notices of Termination, or to repeal the statewide prohibition of cities and counties to regulate rents.

It is extremely important that you follow up on your emails or letters with a personal telephone call to your legislator's office. The email counts as one contact from a constituent, and each telephone call counts as a second contact. In making the call, you've essentially doubled the power and impressed upon the legislator the importance of your message.

You can log-on to <https://www.oregonlegislature.gov/findyourlegislator/leg-districts.html> for an interactive map to find your state legislator.

More Housing Now is a landlord advocacy group addressing these issues in Oregon. Visit their Facebook and YouTube pages for more information and to stay informed as new developments arise:

Facebook: <https://www.facebook.com/morehousingNOW/>

YouTube: <https://www.youtube.com/watch?v=mao-LOGtvKA&feature=youtu.be>

Thank you,

Acorn Property Management