

My units run on very tight margins. I do everything I can to keep my units competitive. One of my two tenants in Lakewood has been in his unit for 4.5 years. (the other is going on 2.5 years) Just last week he was away for 4 days and with permission to do so I used those 4 days to freshen his unit. Those 4 days consisted of:

- re-stretching the carpet

- touch up caulking and painting (as I had new vinyl windows installed a couple of years ago and hadn't got around to fixing/repairing damage from that upgrade)

- carpet cleaning – I have a very nice carpet cleaner... it takes several days for it to do its magic... still way superior to a professional one-time swipe. Evidence that he is a quality tenants, carefully selected and constantly watched... his unit is way cleaner than another, in Tacoma, that I am working on where the tenant was in place for 9 months.

- This property was built in 1960s... looked like it when I got it... new tile floors, new carpet, new light fixtures and switches, new doors throughout, new windows, new cabinets (hickory... no oak, no walnut, no fab... the real deal) all carefully planned and executed. New stove, new dishwasher, new sinks (kitchen and bath), new countertops, new faucets, new tub, new carpet, new trim-work, new water heater,... etc. Serious, beautiful! These things aren't cheap... soon I will need to replace the carpet. Where will I find the money to keep this unit safe and secure if the taxing authorities continue to ream me for additional revenue sources ????? under the guise of providing safe and secure housing. I'm doing what I should be doing and doing it well. I should not be penalized for that.. the people who are failing to do this should bear the burden of the costs that they generate via their neglect. I understand that there are slum lords out there... I get their dissatisfied customers... my own tenants move, wanting more, something different, cheaper, bigger.. etc... they call back in a year or two wanting to come back... acknowledging that I cared for them and the property that they lived in. I've never actually had someone come back.. usually my units are taken. I'm market ready and it shows.. I can't say how long I can sustain that status with the constant onslaught of new and better taxes. Honest!

As property values come back... to something close to what I paid for them nearly 10 years ago I look forward to an ever increasing tax burden. 7 units plus my own home are costing me over \$16,000 in property taxes in one year. Up \$1,600+ just this last year alone. $\$1,600/12 = \$1,333.33/\text{month}....$ More than my highest rent EVERY MONTH. I have 5 mortgages. I pay water, sewer and garbage at way better than \$12,000/year to TPU, Lemay, Lakewood Water, UP Refuse, Pierce County Sewer (double what it was 8 years ago – thank you golf course).

I pay water, sewer and garbage as I am most interested in the curb appeal and protection of my investment (HUGE)... I demand that the tenants put the sprinklers out and mow the yard and check on them regularly. I like the added security of knowing that there is a trash can available.. I know that when people hit hard times the trash service is the first to go. I need to know it's there and that the trash isn't simply piling up in a garage, shed or elsewhere.

I believe that I am charging top rent for my units... I consider that my first level of defense against inferior tenants. People who are bargain shopping don't make application with me. It's not fool-proof.. but it is a first step, a huge first step.

I work with an agency to provide thorough background and credit checks.. eviction reports and pedophile listings as well. I also screen via Pierce County criminal search on my own.

I am fortunate... I can set doors, cut and install trim, I do my own minor electrical and most of my own plumbing, I can install cabinets, counter tops, sheet rock, patching, texture and painting.... And well, no hack jobs, Etc. Most people can't. The added expense is over the top and does not aid in their desire (assuming it exists) to provide safe and secure housing.

My only chance at continuing in my efforts in a sustainable fashion is to protect my costs, additional costs via additional taxing authorities. You!

\$90/year buys me a door or two, lots of trim work (with numerous hours involved), a new kitchen faucet (delta only), some small part of a new carpet, new paint, caulking, or a tiny little bit to a new roof or god forbid I have to hire a contractor to do some work I can't do.

It's not fair... when I follow the rules, do what I need to to provide exceptional quality housing at a fair rate and do everything I'm supposed to do to be penalized because of the people who don't. It's extraordinarily unfair.

I would like very much to show you my units in Lakewood and show you my books. There is no room to support these programs out of my pocket. I have a total of 7 rental properties (2 units in 1 duplex in Lakewood) and, my bad, I'm trying to support myself on them. It's tight. The property taxes are rising. I provide water, sewer and garbage... all rising. I have to watch every nickel.

Please contact me to see the OTHER SIDE. I have very nice units that I try very hard to keep in exceptional condition. I screen my tenants heavily and use month-to-month contracts for my safety and their convenience. I have been managing my own properties for 20 years. I know the law. I inform many of my tenants and prospective tenants of the laws and how they apply to them. I work very hard, many hours and stress on every expense. I'm concerned for when a carpet needs to be replaced, when a roof needs to be replaced. I do all of my own work, not crap, I know what I'm doing. I cut expenses everywhere I can. I simply cannot afford anything else.

I know that there are many shotty landlords out there. I'm NOT one of them. Please understand my perspective on this issue.

Everyone wants to compare their new expense, new tax, new fee to the price of a cup of coffee. I can't afford designer coffee. I live on the edge. My tenants live in near luxury. They are my clients. I take care of them. They take care of me.

You NEED to see this.

If/when gov't/people start talking about the cost of housing, the cost of these publicly provided services need to be taken into consideration. Are we paying for service or are we funding additional revenue sources for local municipalities, their golf courses or cable services (via TPU)???? Something to consider? Research? Ponder? Yes?

Every dollar you take out of the landlords pocket (you, or other public services providers) is one less dollar to improve housing... if a person/landlord is willing. (ya, if?????)

Betsy Trainer