

Submitter: Jane Vankuren
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure: SB611

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I have lived in the Cannery Row Apartments since 2018 and have been a resident of the State of Oregon since 1969. We have new owners and property managers again, but things are not going well. Numerous problems with repairs, unsanitary conditions in common areas, unsigned rental agreements, unanswered emails, and phone calls are creating problems for the 100 families in our buildings.

I attended the hearing on 3/27/23 and I was prepared to hold up my file containing the signatures of 16 families who want a meeting with the owners of Cannery Row, Cushman Wakefield Management, and Mayor Tim Rosener who agreed to facilitate the discussion. They are aware of our request to have a meeting and nothing has been scheduled.

As for me, my apartment may have had flood damage when the painter accidentally knocked off the sprinkler head on March 8. The damage has been extensive to one apartment #138 and probably minor to #140 and perhaps inconsequential to my place and two others. I don't know for sure but want verification. Tualatin River Fire and Rescue Station 33 told me as the fire service personnel were dealing with the water damage that my place should have a moisture meter reading in case the water is in the ceilings, walls, and floors between the units.

After no contact from Cushman Wakefield, I decided to assert myself and ask for the inspection. Twenty days after March 8 is a long time. No one was proactive and offered the service. Jordan, the Morrison Construction Company employee (who came as scheduled on 3/28) did the inspection. His company also was painting when the sprinkler head was damaged. I asked him for a written report and informed him that a second opinion would be needed. I asked my fellow Cannery Row resident & neighbor to be with me in case I did not understand the inspection process. He had a moisture meter and tested in several places, and not just one. He stated that the water in the halls was there as I described, but dehumidifiers were used. He told me under the carpet is concrete and the water will build up as it did in this incident. He stated the water went in Patty Murphey's kitchen (Unit #138). Unfortunately, Patty was the victim of a drunk driving hit and run accident in front of our apartments on February 28. Her kitchen is next to my bathroom but I had to point out that it should be tested, which he then did. I asked him about his credentials to do the testing. He said the company can do the tests and he receives training. We exchanged text

numbers and he knows my name. I think 5-7 business days is reasonable for me to receive the report. He stated he will have to talk it over with his supervisors. I said I will want a second opinion much like a bank wants a home inspection when getting a loan approved. Mold and mildew are health issues that cannot be ignored. Others have suggested air quality should be tested too.

This is an example of how difficult is when dealing with Cushman Wakefield property managers; I intend to follow through with this and with Morrison Construction.

I am on my own in life at age 73 and must look out for myself; I work part time to stay afloat financially and sometimes I am an online teacher using ZOOM in my home. Everything in my testimony is something I would say to the owners, the property managers and anyone who is interested in my situation. My daughter signed the petition for a Town Hall meeting; she and her family care too. I am thankful.

Please pass SB 611 and respond to these citizen requests for help. This is a unique circumstance to build peace in Sherwood by promoting tenant associations and ensuring the rights and responsibilities for all the people involved. Thank you for this opportunity to write to you about this important issue in Oregon.