

Oregon House of Representatives;

Until last year, I worked for Salem Housing for 15 years, and witnessed landlord and tenant issues from both sides. HB2004 as proposed will severely penalize tenants by converting No-Cause terminations to For-Cause terminations. The result of this change may render the lowest income tenants to be ineligible for Section 8 and Public Housing benefits.

Landlords large or small will most likely raise rents at the beginning of lease terms. This higher entry cost will predictably cause many Section 8 tenants to become ineligible to rent these higher priced units due to the formula used by HUD. Tenants with healthy incomes will have more choices, but very low income families will overcompete with each other for the bottom units.

I am a landlord now too. OF COURSE I'm going to front load the rent for the next tenant because of this proposed law.

Now that the market is signaling that it's time to build more housing, HB2004 sends a signal that the market may be untrustworthy. I would suggest the Administration hold statewide community meetings to find the right way to provide decent and affordable housing.

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