

As a rental property owner I am distressed at the HB 2004 language that would create a need for a contingency fund to be created to offset the additional potential costs of "relocations" that could be created under this bill. These expenses would come from rents as there is no other source. Thus you would be driving up rents across the board for tenants across the state. How does this help anyone?

Repealing rent control prohibition seems a poor decision as it will have a negative effect on rental property choices and availability. As a rental property owner I will not be interested in investing in new rental properties if rent control is a probability in my state. If others feel the same way you will be making it awfully difficult over time for renters to have choices and available properties. It also seems that a landlord would be less interested in keeping properties up if they can't support repairs and modernization with rent revenue. Doesn't that suggest that Oregon properties overall will be less attractive and less desirable for those who might move here? Why would we want to create such a situation? There are many things state government can do to encourage and stimulate the building of more quality and diverse rental properties which will help solve the renters crisis, which is a temporary phenomenon right now. Please explore these possibilities rather than pass this harmful bill.

Mike Carey
Grants Pass, OR

As a rental property investor I can tell you that this bill will greatly disincentive investors to build rental properties in the future. And this will mean less properties to choose from for tenants seeking shelter. It will also cause landlords to require sinking funds of capital to be created to cover additional potential costs created by the bill, which in turn will create rent increases on all properties effected. This causes rents to increase to cover these costs and makes it more difficult to meet shelter demand over time at reasonable prices. This bill is not good for the economy in Oregon and creates more shortages of quality rental properties for tenants to choose from. Suggest incentives to build more properties as a solution to keeping rent prices down and availability high.

Mike Carey
Grants Pass, OR

Please consider creating incentives to invest in and build more rental properties so the supply meets the demand, rather than this punitive approach which will stultify investment. Less investment will further aggravate the supply problem and dampen economic development in Oregon. As a real estate investor this bill is offensive and dampens my enthusiasm for creating and maintaining quality rental properties. I'm sure others feel the same way, as current margins are small and regulation is already high. This bill ads costs and will create higher rents and less availability for renters seeking shelter.

M. Carey
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