

February 28, 2017

3020 NE Couch St.
Portland, OR 97232

RE: HB 2004

Dear members of the House Committee on Human Services & Housing and staff.

Along with my wife, I own, live in, and rent the other side of a duplex in the Kerns neighborhood in Portland.

Balancing individual landlord interests against that of renters and the community in general is challenging. I do not envy your task of writing legislation. This being said, I have concerns regarding HB 2004 and with an unlimited amount of time I would be able to clearly communicate these concerns. But as the committee is meeting on the 2nd, I wanted to express my concerns albeit, not perfectly.

I DON'T feel that I should be required to provide relocation assistance to any tenant under any circumstance. Specifically if and when I served a 90 no cause termination of a lease to do major remodeling, or to use my home in any manor I chose to. Furthermore, I feel that I should retain the ability to serve a no cause evection if and when I ever had to.

I do feel that rent increases over 10% are crazy and should be controlled.

There is difference between local landlords who own a small number of properties and large companies in Oregon or outside of Oregon. How this is accounted for is beyond me, but it is something I hope you as legislators discuss and work into this legislation and future legislation.

Looking over the HB 2204 it looks like I may be exempt in that it provides an "exception for certain tenancies for occupancy of dwelling unit in building or on property occupied by landlord as primary residence." Not being a legal scholar, I'm left a bit confused and wary.

The way out of the housing situation we find ourselves in is more housing, not reducing incentives for landlords to rent to others. If HB 2004 is passed as is, I may raise the rent more than I had intended in the hopes of eventually building enough savings should I ever have to use it to relocate renters. This may happen even if I'm exempt from HB 2004 as I won't know whats next.

Kind Regards,

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