

I am very much alarmed by and opposed to the very restrictive House Bill 2004 and any bill which attempts to modify the statewide prohibition of cities and counties to regulate rents. Also, I object to the elimination of NO CAUSE NOTICES of Termination.

Over the past years very restrictive laws have been passed by the state of Oregon which are punitive towards landlords. These laws naturally reduced the number of people willing to rent their houses and made the rental housing situation worse. The state legislature and executive branch's blame us landlords for housing shortages while at the same time making it harder, more restrictive and more expensive to be in the rental business.

If you wish to increase rental units, then:

- 1) Lower landlord restrictions on rental housing
- 2) Increase density of housing permitted on city and county property
- 3) Reexamine urban growth boundaries and how they dramatically restrict higher density rental housing.
- 4) Waive permits, fees and shorten the ridiculously long time periods to obtain permits to build additional rental housing
- 5) Make no interest or low interest loans available for rental housing
- 6) Decrease state income taxes on landlords that provide rental housing
- 7) Provide other incentives for landlords to provide rental housing

Stop blaming and punishing us landlords who are trying to make housing available.

Thank you in advance for supporting our landlord concerns

Very truly yours,

William Price