

Testimony Against HB 2004

From Fred Purdy, 4685 Riverside Dr. S., Salem, OR 97306

I have 9 rental houses located in Salem, Keizer, Dallas, Lebanon, and Jefferson. Having been self-employed in the real estate field since the mid-1970's in this area, I have had no pension. So, I have bought fixer-upper houses which I've rehabilitated and kept as rentals in order to provide retirement income for myself

Proposed legislation in this session, including HB 2004, has caused me to raise rents for the first time in my life. Some of my tenants have occupied my rentals for over 13 years with no rent increases. But the onset of legislation allowing for rent control and for increased restrictions on rights of land lords to protect our properties and to remove troublesome renters has caused me to start raising rents and to accelerate my plans to sell off my rentals, likely to owner-occupant buyers.

I submit to you that this kind of legislation will have the unintended consequence of both increasing rents and reducing the supply of rental housing in Oregon. If you want to address the causes of the housing crisis, I hope you will have the wisdom to see that it relates to supply and demand imbalance and not to punish those of us who have been providing the much needed rental housing.

Even under existing laws, I have had no less than three occasions where evicting "bad" renters has cost me at least \$7,000 in court costs, lost rent, and repairs.

The most recent example is an ongoing one where the tenant is behind \$3,600 in rent plus late fees and damage that I recently observed to their rental. I hope you will try to put yourself in my situation...a 70 year old man, needing rental retirement income, and literally losing sleep over tenant-caused problems.

