

Dear HB 2004 Legislative Committee,

I would like you to please consider opposing HB 2004 and its amendments.

My husband and I are landlords and have been since 1974. We have just 18 doors and rent to 18 families. Our average tenant occupancy is 7.2 years. We are dedicated to providing safe, affordable housing in both Eugene and Springfield.

In our over 40 years we have only had to evict 3 tenants, 2 with no cause evictions as to not tarnish their rental history, due to their creating disruption to the peaceful enjoyment of the immediate neighbors, who were also our tenants. If our hands get tied so to speak, by the requirements of paying their moving costs, many more people will suffer in the long term. Instead of one non-compliant person needing to move, three other families would likely move because they are unable to cope with 1 disruptive, disrespectful tenant. Additionally, the disruptive tenant would be rewarded by having their move paid for.

One might say, just do for cause eviction. Well that will be the outcome and more tenants rental histories will be tarnished when it may be a simple situation that caused the no cause eviction. Then they will meet fewer rental criteria and have a harder time finding housing. Additionally our criteria would have to get more stringent to decrease the potential need to evict. There are many times I give potential tenants the benefit of the doubt to give them an opportunity and show that they can change. These kind of laws will not allow me to do that – the potential for risk is too high.

Further outcomes of the HB2004 amendments including no cause eviction and rent control would require us to raise our now affordable rents to cover these potential costs. This will negatively impact the goals and objectives of these amendments. Like any business, we have to make financial ends meet. We have little to no control over taxes, insurance or contractor costs now and by restricting our ability to provide affordable, peaceful and safe living accommodations, we will be forced to sell out to the larger corporate companies that are causing these regulations to be considered.

These are just a couple of many reasons, I am asking you to consider a NO vote on HB2004. If you would like to talk more about these concerns and other, please do not hesitate to call me or come to a group of approximately 20 Land ladies that meet monthly.

Thank you for your time in making our Eugene, Springfield a better place to live and please consider the small independent landlords in your vote.

Sincerely

LuAnne Boettiger

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