

## Rosenberg Corey

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**From:** Floyd Harmon <fharmon@sbcglobal.net>  
**Sent:** Tuesday, May 02, 2017 7:48 AM  
**To:** SHS Exhibits  
**Subject:** "No" on HB 2004-A

I'm writing to ask you to vote "No" on HB 2004-A. This bill is not the right approach to solve the current housing crisis. History tells us that rent control and undue requirements for landlords in fact are bad for the overall housing market. In our case, my wife and I are "Mom and Pop" landlords who invest our hard earned money on a small number of properties then work very hard to provide nice, safe, and comfortable homes for our tenants. There is a great risk with new tenants and sometimes people will damage the property or be a bad neighbor. As a Mom and Pop landlord, the effects of HB 2004-A will have a negative impact on us financially and put our properties at risk. We will also not be able to consider investing in and fixing properties in the future. HB 2004-A will not solve the rental crisis and may in fact make it worse as people will not invest and fix undesirable properties reducing the inventory in our communities. I urge you not to support this bill and look for solutions that will stimulate investment and bring new housing inventory to the market. Please contact me if you have questions.

Regards,

Floyd Harmon  
Medford, OR  
541-499-6203