

Rosenberg Corey

From: Schafer <steven.schafer@gmail.com>
Sent: Monday, May 01, 2017 8:23 PM
To: SHS Exhibits; Sen MonnesAnderson; Sen Knopp; Sen.MichaelDembrow@state.or.us;
Sen.AlanOlsen@state.or.us; Sen Gelser
Subject: HB2004 - Vote No

Thanks for reading my email.

As a small landlord (two total properties), my wife and I are barely making our mortgage and insurance payments with our rent from our tenants. We work hard to screen to get great tenants, yet we also recognize that some tenants won't be everything they are perceived to be. If HB2004 turns to law, this could force us into bankruptcy if we had to relocate a tenant due to changes in our rental decisions.

While I sympathize with renters who are struggling, I think the bill for HB 2004 is poorly written and will discourage investment into affordable housing and more rentals. As large investors have their hands tied, they will not invest in additional rental units, causing an exponential increase in rents. No matter what the law is written as, shady landlords will find legal ways to work around the law. This doesn't benefit anyone, especially tenants.

Please vote NO on HB2004, as the outcome of the bill will cause more harm than good, and discourage investments in rental units.

Thanks.
Steven

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