

Rosenberg Corey

From: Adam Klein <alklein@gmail.com>
Sent: Monday, May 01, 2017 6:20 PM
To: SHS Exhibits
Subject: Opposition to HB2004

Honorable representatives,

My feelings regarding HB2004 and how it will directly impact my family are provided below as I am unable to be in Salem on Wednesday.

In 2015, my wife and I purchased a duplex in Central Beaverton. We reside in one of the two units and we rent out the other. When we purchased the duplex, one unit was occupied and rented at \$725. The two-bedroom unit which we moved into was in significant need of repairs (foundation damage, severe pet urine and nicotine damage to *all* surfaces of the home, neglected repairs, etc.).

We have been incredibly fortunate in that the tenants occupying the other half of the house are spectacular. They had been on a month-to-month lease when we closed the purchase and wanted to stay. Given how far below market rate their rent was, the need for expensive maintenance and repairs to the entire duplex, as well as our need for rental income to afford the mortgage and property taxes, we had no choice but to increase their rent. We worked closely and cooperatively with our tenants to gradually increase their rent to within (at the very low end of) market rate. They signed a one-year lease and over a year later, all of us (we as owners and they as tenants) could not be happier; we have been able to afford to make much needed repairs as well as significant improvements to the entire house, we have been able to afford the mortgage and property taxes and make critical repairs to the side of the duplex we occupy. Currently, these tenants are on a month-to-month lease again.

I have two children from a previous marriage. These two children live in New Jersey and have have been aggressively alienated from me by their mother. There is a custody hearing currently pending in New Jersey to determine if I will be awarded custody of the children due to their mother's emotional abuse of them.

If I am awarded custody, my intention is to give my tenants notice that I am not able to renew their month-to-month lease and for my family to occupy both sides of the duplex. If I am awarded custody, and HB2004 is passed, I will have no choice but to sell the duplex and attempt to find an affordable single-family house for myself, my wife, and three children, due to the restriction on no-cause eviction and no non-renewals of HB2004.

My wife and I have been incredibly lucky. Had HB2004 been law in 2015 when we were attempting to purchase a home, we likely would have not been able to afford this house. My understanding of HB2004 is that in order to afford the mortgage and make the urgently needed repairs, we would have had only the option to not renew the lease of this wonderful family, give them ninety days notice, and then attempt to find renters at closer to market rate, hoping we would find tenants as pleasant and cooperative as we HB2004 would have forced us to kick out.

I agree there is a major problem facing renters in the Portland metro area, if not the entire state. The "bad guy" property owners who are raising rents by hundreds of percent with little or no notice, who are taking advantage of the very high demand for rentals are putting a very bad face on families like mine, people who own one or two properties they rent out at a reasonable rate, not only fully comply with the law, but work with their tenants cooperatively so everyone benefits. HB2004 is not the right solution to the housing crisis in Portland and other areas of Oregon. Expanding the urban growth boundary, building more rental properties and making it easier to build new housing without punishing small property owners like myself will provide a liveable solution.

PLEASE vote against HB2004 - the draconian measures it puts in place will not fix the existing problems, and will force families like mine out of the business of providing reasonably-priced rentals and potentially out of our homes.

Respectfully,

Adam L. Klein

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