

Rosenberg Corey

From: Elizabeth <elizabethcasale@hotmail.com>
Sent: Tuesday, May 02, 2017 11:15 AM
To: SHS Exhibits
Subject: Re: HB 2004

I am writing to submit testimony in regards to HB 2004 - a very bad idea for Oregon. My parents came here in 1962 with the thought that Oregon would be a good place to raise their children and retire. They worked hard to provide for us four children and although we weren't rich we never went hungry. My father became a broker and opened a Real Estate business in small town Milwaukie. He knew everyone and everyone knew him. Many times he would help new home buyers not only find the home of their dreams, but also refuse his realtor percentage on the purchase in order to help them out. This was the kind of man he was - kind, hard working, compassionate, and loving. Over the years he purchased a couple of rental units so that he and my mother would have some kind of retirement income to live on. Dad's tenants would move in and stay for 15 to 20 years. He was always understanding if they were having hard times, and he never raised the rent more than he had to in order to break even with new taxes and required improvements. Those five rentals have been a life saver for them in their older years, as Dad didn't have access to a pension or a retirement fund from the State or some other business. When my father passed suddenly in 2013 we knew Mom would be ok thanks to his foresight on purchasing the rentals.

Now the politicians in Salem are doing everything they can to destroy landlords. You want rent control to "help" the tenants but don't provide any kind of TAX control to help the landlords. Too many people who live in Oregon, that don't own homes, are voting in huge tax increases - putting the pressure and pain on the landlord. Landlords can't provide additional taxes without an associated rise in rents - yet politicians feel like they should have a say in how a landlord manages his income. This is completely unacceptable! With this kind of legislative control, and one sided changes only supporting the tenant, landlords like my mother with only a couple of rentals, will be forced to sell their properties instead of continue to provide rental housing. This will not only create even less housing in an already crowded marketplace, but will destroy what was to be retirement income for many seniors who rely on that income to survive. Income that they worked, planned and sacrificed for over the years. Sadly no one in the State capitol truly has us Oregonians in mind when it comes to these kinds of changes.

PLEASE do not let this happen to our state, and vote to not allow HB 2004 to become a reality!

One of your constituents,

Liz Casale

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