

Rosenberg Corey

From: Denise McCravey <denise@gorgerentals.com>
Sent: Tuesday, May 02, 2017 12:54 PM
To: SHS Exhibits
Cc: admin@gorgerentals.com
Subject: HB2004-A

I am writing as an owner of a property management company to share my reasons why I am opposed to HB2004-A. Passage of this bill will place undue hardship on the property owner by prohibiting them in managing their property as they see fit. Property owners who choose to rent investment units and houses are providing a service to those who need to rent. They should not be penalized because there is not enough housing in a certain area and neither should property owners be prohibited to make a profit.

Buildings age at different rates. To adequately provide maintenance to prolong the life of a building, to ensure safety of tenants and to be financially viable is like juggling balls of different sizes. To prevent an owner from organizing large maintenance or remodel projects or smaller projects due to this law may make buildings have less maintenance.

The idea of making landlords pay for relocating tenants is ludicrous. Being a tenant is agreeing to live in a dwelling that the tenant does not own. Being a tenant means they can call for repairs, make complaints, demand safety in return to possibly paying rent on time, not causing property damage and remaining in lease compliance. Being a tenant does not ensure a continued lease or month to month agreement beyond the initial agreement.

Please consider this issue from the owner's perspective. An owner with a four-plex is not the answer to providing affordable rental housing. Neither is an apartment complex owner or a person who kept their mother's house as a rental. Investments in real estate either in leasing or selling is a case of supply and demand. Property owners do not control the wage their tenants make or the jobs they choose to work or the amount of debt they might have that restricts their choices. Be thankful there are those who invest in rental property rather than penalize them.

Vote NO on HB2004-A

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