

## Rosenberg Corey

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**From:** Joanna Goertzen <joanna@fredrealestate.com>  
**Sent:** Tuesday, May 02, 2017 1:46 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

I vote NO!! This is bad for the real estate industry and bad for individuals and/or families who HAVE to rent. Placing more restrictions on landlords who purchase these investments, will decrease the over all net returns, making it harder to purchase new investment properties. It's a snow ball effect. We already have a shortage of housing for our steady population growth in Oregon. With the lack of inventory the rental prices continue to rise, if the tenants do have to move, even if they are given 90 days, that still does not help them find an affordable home to move to!

I am a volunteer for the Habitat for Humanity, so I see first hand the need for affordable housing. Everyone deserves a place to live and there are programs that work! I do not see this as a reasonable consideration or option.

Thank you for your time.

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"Life is like a CAMERA, just focus on what's important, CAPTURE the good times, DEVELOP from the negatives, and if things don't work out JUST take another SHOT!"

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