

Rosenberg Corey

From: j <3middies@gmail.com>
Sent: Tuesday, May 02, 2017 4:34 PM
To: SHS Exhibits
Subject: HB 2004-A

I would like to offer this comment on the proposed HB 2004-A.

It is my opinion that Oregon needs to encourage private sector investment in the creation and as importantly, the ongoing operation of as many residential rental units as demand will allow.

That said this particular piece of legislation does nothing to address the issues of housing shortage and affordability caused by the current and projected influx of population to our state. Rather it merely attempts to shift the burden of subsidization directly onto property owners. The very owners/operators/developers Oregon needs to solve the crisis of too few units among too many renters. You are all familiar with the population projections. The state does not have the capability of adding to supply, who else it left but private investment. Discourage them and where does it leave us?

HB 2004-A represents a fast response to political pressure to get something, anything passed without taking the time to address either the long term needs of the rental market nor does it encourage in any way multi family residential developers to invest in our state. Which if the state does not propose in doing this themselves Oregon surely needs the supply of housing the private sector has been and could be delivering. The issue is of supply and demand. Demand is not likely to abate, but supply is certainly is on far more tenuous ground.

By way of background I am a retired 62 year old property owner with a six unit property in Portland. I purchased the property in 2001 with the intent of having this as source of income (now my sole source) upon reaching retirement age. I may or may not be typical property owner having a small building with few units but I feel there are likely quite a number of individuals and families just like me who fall into this category. I have worked for 16 years and continue to place funds into the improvement and operation of this building. I could have easily converted this to condos and invested the proceeds without the inconvenience of calls in the night for broken faucets or the \$17,000. bill for a new roof, \$12,000 for new sidewalks and stairs etc etc. But I chose to remain a small scale landlord, I have great relationships with my tenants. They garden in the yard, call me when there is an issue and we both take equal pride in the building. I ask should it really be my responsibility to subsidize these six people when no state agency has or will subsidize with tax dollars any of my costs?

All around, in every urban neighborhood there are large multi family properties that have been constructed, or are in the proposed stage to meet our demand for housing. I do not know any of these large developers nor have I ever spoken to them but the very laws of economics and observation indicate these people have options, other states with less onerous restrictions surely would provide a better environment for them to operate the business of providing rental housing.

I ask this of the legislature, is HB 2004-A truly serving the needs of the rental community or simply catering to special interests and kicking the can down the road to appease political pressure and once again let future generations deal with the consequences.

Sincerely,

Gerard LaMaita