

May 2, 2017

Re: HB 2004

Dear Senate Committee on Human Services members,

I have lived in Medford, Or for 46 years. For the last 40 years I have owned residential rental properties. I have tried to provide safe affordable housing for my tenants and I feel that I have been able to do just that. On occasion I end up with a surprise when a tenant fails to pay their rent and worse yet, they sometimes trash the home. I just experienced this last month and have now paid over \$ 6,000 to repair the unit after they left.

When I see what is proposed in HB 2004 I am having second thoughts about continuing to provide rental housing. It could just be easier to sell the properties as single family homes and take them out of the rental market. I would expect that this will be a common reaction by many landlords. If so, HB 2004 will create a shortage of available rental housing which would be just the opposite result from what I suspect the authors had in mind.

A much better, though perhaps not intuitive solution would be to find ways to encourage investors to provide more rental housing which would increase availability and hold cost down via competition.

Please take some extra time to think about the effects this bill will have on the rental housing market and reject it.

Thank You for your consideration of this matter

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