

## Rosenberg Corey

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**From:** Dee West <deewest97530@gmail.com>  
**Sent:** Tuesday, May 02, 2017 9:41 PM  
**To:** SHS Exhibits  
**Subject:** Re: HB 2004-A

Dear Senate Human Services Committee,

At present we own 23 moderately priced rental units in Jacksonville, Central Point and Shady Cove. We are preparing to start construction on a 16 unit apartment complex in Central Point. The building permits are to be pulled the first part of May 2017.

Our plan is that these 2 bed 2 bath units with all appliances will rent for the affordable price of \$600. to 895. per month.

After working on this project for over a year we now question if we should go forward if this extreme bill passes.

You need to know that renters who require the more affordable housing often come with more challenges . The 2 reasons we chose to build these types of rentals in the first place was that :

1. There is a dire need in Southern Oregon.
2. We have experience renting to this market successfully. The majority of our tenants have resided in our units for over 10 years.

If this extreme legislation were to pass ( the 90 day notice and relocation fee of 1 months rent especially) would most likely stop this project in its tracks and put the future business of low cost rentals out of business.

Put yourself in the Landlords shoes, mortgage payments, upkeep, utility expenses, repairs must be made every month, there is no 4 month lapse.

We urge you to vote NO on HB 2004 . We look forward to hearing from you .

Thank you for your consideration,

Gary R. West  
Dee West