From:	Dennis Chappa <dfchappa@gmail.com>
Sent:	Wednesday, May 03, 2017 6:10 AM
To:	SHS Exhibits
Subject:	HD 2004

Dear Senators,

I urge you to vote no I HD 2004.

My wife and I are "Mom and Pop" landlords, residing in Eugene. We own three rental properties, a single family home and two duplexes in Springfield, acquired in the mid-nineties.
I work full-time as a Tool & Die Maker. Throughout my career I have always worked for small companies that do not provide substantial retirement programs, usually a bare bones 401K. My wife worked at small law firms that provided no retirement programs at all. My wife and I scrimped and saved to purchase our rental properties, to serve as retirement income.

During the economic downturn starting in 2009, the company I work for cut our work hours and wages by 20% due to reduced business. This continued for four years. My wife and I struggled to hold on to our home and rental properties, when tenants were consolidating housing, rents were dropping, and vacancy rates higher.

It has been only in the last few years that we have been able to play catch-up on the major maintenance items such as exterior painting, roofing etc.

We have always kept our rents at below market rate to encourage long term tenancy. The implementation of rent stabilization can and will have a dramatic impact on us and other landlords who have chosen to keep rents below market. Why should we be penalized for not raising our rent?

We are opposed to having the no cause notice tool removed from our tool box to manage our properties. There have been circumstances where a tenant was creating problems for other tenants and neighbors, but they didn't want to be identified in court for fear of retaliation. We care about the safety of our good tenants.

The issue of supply and demand for rental units will not be fixed by this bill, it does nothing to increase the supply.
Please address the root causes of the problem, not pit one group against another.

Thank you,

Dennis and Bonnie Chappa
Eugene, OR.