

Rosenberg Corey

From: bgimlin@charter.net
Sent: Wednesday, May 03, 2017 8:14 AM
To: SHS Exhibits
Cc: Sen Knopp; Sen MonnesAnderson; 'sen.ArnieRoblan@state.or.us'; 'Sen.JeffKruse@state.or.us'; Sen Courtney; Sen Gelser; 'Sen.AlanOlsen@state.or.us'; 'Sen.MichaelDembrow@state.or.us'
Subject: Follow-up; RE: HB 2004; Please vote no; This measure is far too unreasonable

Dear Senators,

Today your will be hearing from constituents from throughout the state, but largely from metropolitan areas that are having problems regarding rental increases and associated problems with less than honorable landlords.

I have decided to stay home today as it's a really long trip to Salem from Coos Bay. Hopefully by submitting my written statement against HB 2004 (below) along with this message, my view will be taken into account. On my list today is preparing 30- and 60-day notices, as applicable, to really good tenants, should HB 2004 be passed and put into "emergency" activation.

I understand that areas like Portland, Eugene, etc. have problems regarding rent increases and questionable landlord practices, but why can't that be addressed through their local jurisdiction instead of punishing areas like mine in Coos County, where most landlords are community-based and good landlords? It's such a shame.

I am serious about selling most of my rentals in Coos Bay, as I've worked hard in the rental business for over 25 years and it's close to my time to retire and make plans outside of constant work (often 7 days a week) to keep my rentals in order.

The way HB 2004 is written, the cost to me would be huge despite the fact I have been an exemplary landlord. It has accelerated my effort to get out of the rental business. I feel for all my good tenants, many of whom have become like family. But this crazy act by our legislature is forcing me to make my sell decisions sooner rather than later. Very sad.

The question that remains is what investor is going to want to get into the rental business in this climate in Oregon? There's a better way to address the issues, and it should be done at the local level--not statewide. Repeat this thought until you get it.

I keep my fingers crossed I won't need to deliver my termination notices, but I will be prepared should this measure be passed. It's a sad day for Oregon, on both sides of the problem. You, our elected officials, should be doing better at how the problem in certain areas is addressed. In this case, it means providing support to problem areas, but not penalizing the rest of Oregon.

Thank you for your time. I sincerely hope reason will prevail, not an ill-informed reactionary passing of this measure that does not take into account the full ramifications of .what passing this measure will do to small communities like mine throughout Oregon. As a good landlord, you will be forcing me to take measures to protect my financial investments immediately to avoid the fall-out. The people that wrote HB 2004 were biased and did not provide a sound basis to address the issues at hand.

Please vote no today and go back to the drawing board. Or tell local jurisdictions they need to address their issues at the local level, not penalize the whole state. Honestly, is this where Oregon state government wants to go? Big mistake.

Sincerely,

Barbara Gimlin
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From: bgimlin@charter.net
To: "shs.exhibits@oregonlegislature.gov"
Cc: "Sen.SaraGelser@oregonlegislature.gov", "Sen.AlanOlsen@state.or.us",
"Sen.MichaelDembrow@state.or.us", "Sen.TimKnopp@oregonlegislature.gov",
"Sen.LaurieMonnesAnderson@oregonlegislature.gov", "sen.ArnieRoblan@state.or.us",
"Sen.JeffKruse@state.or.us", "sen.petercourtney@oregonlegislature.gov"
Sent: 02-May-2017 17:59:29 +0000
Subject: HB 2004; Please vote no; This measure is far too unreasonable

Please vote no on HB 2004.

I am a rental property owner in Coos County with 10 rental units. I pride myself on being a good landlord and providing quality rental units (4 houses, 6 apartments) to my tenants. I have a personal policy of not raising the rent on good tenants who pay their rent on time and follow the rules of their rental agreements.

HB 2004 goes way too far in protecting tenants from no cause evictions and penalizes good landlords like myself with extreme economic ramifications. I plan on selling some of my rentals this year, and to have to provide 90 days' written notice along with payment of relocation expenses equal to one month's periodic rent, is unaffordable to me. It forces me to provide 30-day notice to tenants less than one year into their tenancy, and 60-day notice for those who have rented from me for over a year, long before I even list my properties for sale. It will result for a loss for me, and a loss for my tenants.

The provisions for acceptance of a purchase offer is inadequately written. Most landlords already have their own housing and a move into a rental unit as a primary dwelling to meet HB 2004 just doesn't make much sense to someone like me. In addition, even if I don't sell my units, to have to provide 90 days notice plus relocation expenses is unreasonable and unfair.

I recognize that some landlords in some areas with tight rental markets, which we also have here in Coos County, have led to this measure being written. But not enough thought has been put into the practicality of the measure. Overwhelming, landlords are the target. It will only cause me to give termination notices to good tenants immediately in order to protect myself and my financial investments. And to list my properties for sell as soon as possible, as the requirements make being a landlord and owner of rental properties will become far too costly to be worth the effort.

Sincerely,

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