

Rosenberg Corey

From: Sen Gelser
Sent: Wednesday, May 03, 2017 12:05 PM
To: SHS Exhibits
Subject: FW: HB 2004

Senator Sara Gelser
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On 5/2/17, 10:54 AM, "SCOTT RICHARDSON" <srich2@prodigy.net> wrote:

Dear Senators,

I understand the HB 2004 is under your consideration at this time. I am not able to attend the hearing today, but as a landlord and resident in Portland, I would like to provide my input on this bill.

The impetus for this bill is the housing crisis in our state. There is a huge number of homeless in the state, and many others that cannot find adequate housing. The causes of this numerous, including substance addiction, mental health issues, and poor rental and credit histories. However, HB 2004 does not address these. Instead, it targets property owners.

Most small landlords are not trying to make a profit on their rentals. The rentals are investments, often for capital gains on later sales, or for retirement. Rental income pays the mortgage, maintenance and repairs, and taxes (which continue to increase due to increased value and percentage assessment).

HB 2004 is a nightmare for a small landlord. We do not have the money to be in court, and no-cause evictions offer us a way to negotiate a move out for an undesirable tenant (late payers, chronic lease violations, etc.). It avoids court (costs a small landlord often cannot afford); it does not go on a tenant's rental history; and it provides the time for the tenant to find another place to live. Also, tenants tend to trash unit after a "for cause eviction" is issued whereas, a no-cause usually can move the tenant without additional damage.

With these new laws, we are faced with court costs, or paying to have tenants to leave. In light of these choices, rents and deposits will go up on current vacancies to cover these possibilities. This is not the solution to help escalating rent. Many landlords are deciding to sell their rentals because of this bill. Many of these homes will be put up for sale, and will not be rentals again. Because of the low inventory of homes for sale in the Portland Metro area, they will most likely be purchased by someone who wants to be a homeowner not a landlord.

I do not see why landlords have to become social workers (homeless often have addictions and mental health issues). These issues often are the cause of their evictions, and need to be addressed by the wider society not by putting them on the backs of landlords.

Sincerely,

Scott Richardson

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