

Rosenberg Corey

From: Gerard Moseley <gerard.moseley@gmail.com>
Sent: Wednesday, May 03, 2017 11:26 AM
To: SHS Exhibits
Cc: Gerard Moseley
Subject: Pending Legislation HB 2004-A NO!

I am truly "**aghast**" to learn that House Bill 2004-A is proceeding towards law for the State of Oregon!

I feel sure my mom would have said, as politely as possible, "This is so 'WRONG-HEADED'". As a long term modest, middle-income landlord, I write to speak as loudly as is proper to say NO to the new policies being pursued by this pending legislation. Please do not tie the hands of investors and Landlords in Oregon who wish to be on the right side of furnishing our friends, newcomers, and the homeless with the best possible options to secure a satisfactory and affordable place to stay.

More specifically,

My entrance into providing tenants with an above average place to stay started when an investor friend withdrew and left me as the managing partner in two jointly owned investment single family homes. Adding other properties along the way I now manage, in retirement, eight or nine places ranging from inexpensive mobile homes to middle income level properties. My policies have been organized to provide the least expensive rentals practical, with my long term goals being to: a.) reduce my debt, and b.) provide a rental home "just as I would like to have one offered to me".

The Problems with the planned legislation I see, in part, are:

- This does NOTHING to resolve the "homeless" problem that I can see. It makes it even more difficult for me to invest my funds into lower income housing -- since it marginalizes my ability to break even on lower cost housing! Rather, the effect is to force the type of investor that I am to seek other avenues for investment -- fewer homes in total and fewer options for the growing number of folks without a safe and secure home to rent.
- Some of my rents have not changed upward by more than 15 to 20% total over 20 to 30 YEARS. My purchase costs/savings were passed on to the tenants: one for 23 years and for another property nearly that long.
- The landlord needs to be able to select, secure, and maintain a proper tenant... And to get his/her property back when the property is not being maintained and utilized correctly. **We need more flexible tools, not fewer, more stringent options!**
- My own policies and "profits" do not allow me to pay Tenants to move. I have tried to keep my rents the same for each new tenant. Climbing insurance fees, taxes, and spiraling upward renovation/repair costs have made it nearly impossible to hold rents at "rock bottom" for longer periods. Keeping lower rental fees and managing with fewer rent increases will be difficult with fewer options to rid a property of "inadequate tenants" through more stringent due process, and less flexibility.

The legislature needs to STEP UP find ways to generate MORE HOUSING --- not reducing the supply of homes to an increasing population via penalizing those investing as landlords. Landlords should be your willing partners.

Thanks for listening.

Gerry Moseley
Eugene, OR