

## Rosenberg Corey

---

**From:** Josh Gold <gojo0401@gmail.com>  
**Sent:** Wednesday, May 03, 2017 4:37 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A Killing my chance at a small biz

Hello Legislature of Oregon,

I am new to the world of rental housing and have purchased my first duplex in Oregon where I also reside in the smaller 850sqft portion with my wife and small child while leasing the larger 1050sqft portion out. If HB 2004-A goes into effect, you will kill my potential business as risk will be much to great in continuing to rent my property out to anyone. I am an honest tax paying resident of Oregon and this bill will put revenue going directly to the state in the form of income taxes, from me and many others, in jeopardy as we will not be able to sustain the risk associated with this bill causing us to go outside of the state to build a meaningful business. I would prefer to continue to down the path that I have started here in the state of Oregon if at all possible.

I believe with this new bill you will force Landlords like myself to raise rents enough to cover possible eviction situations further hurting the problem you are trying to fix as well as driving up insurance costs for all.

Please help people like myself who are trying to do the right thing (providing quality housing at reasonable costs) continue to pay the state income taxes from the rental income that we make.

Best Regards,  
Josh Gold  
Rental Property Owner