

Rosenberg Corey

From: Heidi Cavagnaro <ghcavagnaro@gmail.com>
Sent: Thursday, May 04, 2017 11:52 AM
To: SHS Exhibits
Subject: HB 2004-A

As a small scale landlord in Lane County (3 rental properties, 4 units) I am urging you to consider my plight if HB 2004-A passes: I will be forced to consider taking at least two of my units off the rental market. I cannot afford the time and trouble involved in dealing with problem tenants who hide their misbehavior behind regulations that put the onus on me to painstakingly work my way through administrative procedures to evict them or get them to behave responsibly. Instead, I will sell the properties as single family dwellings and advise the buyers not to rent in this adversarial market. Fewer rentals means higher rents, eventually, as has been shown in rent-controlled urban markets throughout the country. The result is that middle class workers cannot afford to own or rent where they work. Don't support this unequal future. Please vote against HB 2004-A.

George Cavagnaro