

Rosenberg Corey

From: Greg Floyd <gregfloydbendrealtor@gmail.com>
Sent: Thursday, May 04, 2017 11:51 AM
To: SHS Exhibits
Subject: HB2004-A

I ask that you vote against HB2004-A. I have been a realtor in Oregon for 27 years and helped many investors purchase property for rentals over the years. Most people that own rentals only have one or two and these investments make up their retirement portfolio. If you start imposing regulations on landlords with regards to their investments you will see less investments in rentals only making the problem worse. You need as much capital going into the building of rentals to solve the problem. I'm confident that the current problem will ease. In my community of Bend, Oregon there are several thousand rental units coming on line in the next 12 to 24 months.

The real problem in Oregon is the extensive process that communities must navigate to expand urban growth boundaries and zone more property for multi-family development. It took Bend, Oregon over 10 years and millions of dollars to expand its growth boundary only to get 20% of the land approved that it had initially sought. Now we must start the whole process over again as we will soon be out of land due to rapid growth.

Again, I urge you to vote against HB2004-A. SHOULD THIS BILL PASS, THE PROBLEM WILL ONLY WORSE.

GREG FLOYD
BEND, OREGON