

Rosenberg Corey

From: Gary Mcconahay <mcconahay1@netscape.net>
Sent: Thursday, May 04, 2017 11:48 AM
To: SHS Exhibits
Subject: Oppose HB 2004-A

Dear Representative,

I am writing to you today to ask that you take a broad view of tenant rights and landlord responsibilities. My wife recently retired from the Medford School District, and I continue to work for a nonprofit organization serving people with mental illnesses. To help our retirement income we have invested in three rental properties comprising five units in Central Point and Grants Pass. Our rule is that we will not rent a unit that we would not live in ourselves, and we strictly follow the advice of the Southern Oregon Rental Owners Association on good standards of practice.

Two units are occupied by young couples with no rental histories or references for whom this is their first apartment, one by a newly-separated mom and her toddler daughter, one domestic violence situation, and one multi-generation Hispanic family. The reason we were willing to take a risk on the first four, who did not technically meet our rental standards, was that we had flexibility in negotiating the terms and length of the agreements. We are concerned recently introduced legislation limiting this flexibility may cause us to pull in the welcome mat for those with less than perfect rental histories, credit, and references.

Our rule is that we will not rent a unit that we would not live in ourselves, and we strictly follow the advice of the Southern Oregon Rental Owners Association on good standards of practice.

Please think twice of the unintended consequences of any further landlord restrictions.

Thank you.

Gary McConahay PhD
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