

I'm a small single family rental and 6 plex landlord in Multnomah and Clackamas County, and I urge you to oppose HB 2004-A. I've worked my entire life accumulating, managing and caring for the half dozen rentals I own as a small business owner without a subsidized retirement vehicle. These properties are my retirement vehicle. Now that I've reached the age of 61 I've contracted cancer and have recently undergone chemo/radiation and a massive surgery (esophagectomy). I may live for a few more years but more importantly I desperately want to make sure my family is taken care of financially. This HB 2004-A bill effectively limits my rights and freedoms as a property owner to benefit from the risks, hard work and financial commitment that I've made over the years to get to this point in my life and places undo financial burden on our family going forward. Based on current stats I've noticed that rents are leveling out, rent concessions are being made by property owners to lure renters and the free market is doing its job. Every cycle has its ups and downs and we've suffered tremendously through those downs during the financial crisis nearly losing everything and draining financial resources to stay afloat and retain our properties. We did not raise rents for years. Now that we have a window of opportunity to benefit from an up cycle it seems unfair that we should once again carry the burden. This bill completely de-incentivizes long-term investment property ownership and the risks involved and undermines the free market and American entrepreneurship. I'm deeply disappointed this bill is even being considered. I urge you to oppose this bill.

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