

Senators:

I'm a landlord in Multnomah County and the City of Portland, and I'm also a property manager serving over 50 owners of single family homes and duplexes. Additionally, my firm provides accounting and business consulting services to small landlords who operate over 1,000 high-quality housing units in the Portland area.

I strongly urge you to oppose HB 2004-A. The majority of my clients can't afford the real impacts that this bill would have on their investments and livelihood. These aren't rich, out-of-state investors. These are local, honest, good people who rent out their homes when they leave town, who inherited properties that they now offer as housing to others, or who have saved their hard-earned money to invest in their communities by offering high-quality housing.

These people don't deserve to have their hands tied. We live in a society that is founded on the principles of free speech, free market economy, and social justice. I firmly believe that all people deserve a roof over their head, a warm meal, and the right to exist. However, I don't think that the measures invoked by HB 2004-A do any justice. Rather, HB 2004-A strips landlords of their rights to manage their property and imbues local governments with the ability to set a "fair rate of return" on landlords' investments. This will unduly impact small landlords and will do nothing to address the real causes of the housing crisis.

Again, I strongly urge opposition to HB 2004-A. As an accountant, landlord, property manager, and lifelong Oregonian, I firmly believe that this legislation will negatively impact our state and our communities.

Very respectfully,

Adam Kendall Abplanalp

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