

Rosenberg Corey

From: Steve and Nancy <steveandnancy@randreugeneproperties.com>
Sent: Thursday, May 04, 2017 12:42 PM
To: SHS Exhibits
Subject: HB 2004-A

To my elected officials:

HB 2004-A is for me the final straw that breaks the camel's back.

I have been a landlord in Eugene OR since 1985.

I have owned up to twenty single family homes since 2000. Most of those homes I custom built as I was a custom home builder in Lane County since 1987. These homes are custom, 2 - 4 car garages, skylights, cedar and mahogany siding, hot and cold water to outside hose bibs for washing kids, dogs, or cars off in our winter months outside with hot water, and on & on with other custom features. We also included weekly landscaping services. It has always kept our neighborhood looking nicer than most "owner occupied" neighborhoods. The families renting our homes love them. We are proud of our homes, the families in them treat them as if they own them. It has been a really good example showing that people will treat a home as if it was their own a property they are proud of.

HB 2004-A if passed, will forever change my ownership of rental property. I will be selling my properties off, pay the penalty as required, and never own real estate rentals in Oregon again. I believe in real property ownership. I believe everyone should have that opportunity. Some people for various reasons do not want to own real estate, I understand this. But I sincerely believe that your passage of this bill will severely hurt the very people you are trying to protect. I believe that once the implications of this Bill's passage become common knowledge that many landlords will react the same as I, and the ratio of rental properties to tenants will become critically lop-sided. You need to very carefully consider who will suffer if the Bill is passed into law.

Thank you for your consideration.

Sincerely,
Steve Phillips
Landlord, Builder, Realtor, and lastly a concerned citizen



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