

Rosenberg Corey

From: Tracy Zeitz <tracyzeit@gmail.com>
Sent: Thursday, May 04, 2017 1:24 PM
To: SHS Exhibits
Subject: HB 2004

My husband and I are landlords and do not support HB 2004. Making more demands on landlords will not increase supply and if independent landlords are pushed out of the market, this will actually decrease the supply of rentals.

As a landlord that only owns two single-family rental houses, I feel making more restrictions will directly hurt myself and other small independent landlords. If the small independent landlords are pushed out the market and forced to sell their rental houses, this will just lead to even fewer rentals in the area, therefore, adding to the housing crisis and not fixing it. The cost to buy a house in Portland has drastically increased, many houses have at least doubled in price (if not more) in less than 10 years. The higher the mortgage and the higher the costs are for repairs directly equals the need for higher rents.

My husband and I work hard to keep our rental houses affordable and to also provide well cared for houses for our tenants. We continually have all our expenses increase, including garbage, recycling, yard work, taxes, natural gas, fuel cost, auto expenses, private contractors, materials, etc. We've had to pay for vandalism, new roof, new fence, new deck, appliance repairs, new appliances, etc. We try to save money by doing most of the repairs ourselves and have never taken a paycheck from our rentals.

Sincerely,
Tracy