

To whom it concerns:

I'm a good but small landlord in Multnomah county and I urge you to oppose HB 2004-A.

My wife and I and our children have sacrificed over the years investing retirement plan dollars and sweat equity on weekends in renting and maintaining our properties in very good condition.

Our rent rates are well below market. We don't churn tenants and rent rates. We develop cooperative rather than adversarial relationships with our tenants.

We have a long history of renting to a "rainbow" of folks.

We have had an excellent Home Forward tenant for approximately 10 years.

We have never had any legal complaints or actions taken against us as landlords.

We are not responsible for the overall economic climate, real estate values in Portland, unemployment, drug addiction, nor mental illness.

Sincerely,

John Schoning and Family

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