

Senators,

My name is Alan Huster, and I am a landlord living in Albany with properties in Albany, Corvallis and Jefferson. I would like to share with you two of the negative impacts that the potential passage of HB 2004 A has already created.

For the last four years I have been purchasing derelict houses and restoring them. I have kept most of these houses as rentals, providing much needed housing from what were uninhabitable properties. I finished a house about two weeks ago, and have decided not to work on any more until I learn the outcome of this bill and, even if it fails, I'm reluctant to invest more into a rental market when the legislature may take this up again and pass it in the next session. I'm not yet considering selling my current stock of properties, but if this law passes and is as onerous as I expect, I will be considering it. All this will, of course have a negative impact on rental property availability in this area.

In renting the last property I restored, I declined to rent to three groups with that (barely) did not meet my screening criteria. In the past I would have tried to work out a mutually acceptable arrangement, usually in the form of a higher deposit, knowing that a no-cause notice could be used if things didn't go well. With the possibility of the no-cause notice going away, I was unwilling to take a risk with these tenants, and declined to rent to them. Aren't these the very people that this bill was intended to protect?

I urge you to vote no on this well-meaning bill which will harm landlords, tenants, and Oregon's economy.

Alan Huster