

From: C Harvey
To: [SHS Exhibits](#)
Subject: HB-2004-A
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Thank you for the opportunity to provide input on HB-2004-A.

If I'm interpreting the language of HB-2004A correctly, this bill seems to wreak havoc on both landlords and tenants in university towns like Corvallis where tens of thousands of students generally sign year leases covering the same term (year leases, July 1 - June 30) and leave town in mass for the summer.

Per HB-2004A, university students who typically sign leases and rent from July 1 of the current year through June 30 of the following year will have all the way until June 1 of that following year to decide to renew or terminate their year lease at the end of that month. Unless the student-tenants agree by June 1 to renew for another year, it is then too late for most Landlords to find suitable tenants for the next lease year starting July 1, given students are consumed with studying for finals after June 1 and then leave for the summer.

For example, let's say I have student housing adjacent to a university in a neighborhood that has for decades only been student rentals. My tenants wait until June 1 to tell me they will not be renewing the year lease at the end of the month. Given that I would not have the time in 30 days to advertise, find and sufficiently screen prospective tenants, and sign a lease during student finals and prior to their summer departure in mid-June, my rental investment would effectively be hosed.

If I get disabled and need to sell the house in compliance with HB-2004A, I must first extend a year-long renewal offer to my tenants. Unless they decline, I'm stuck, because I'm not going to find someone who can afford to buy a house and who is going to want to permanently settle in the middle of a student housing area as a permanent resident, as I would be required to do under HB-2004A subsection 5. Subsection 5 offers an amazingly alternative, which would be my best option in that situation: decline to renew the year lease, demolish the fine unit and sell the lot. It's a rather extreme option, don't you think?

The hardship will also fall on students. At OSU, students now line up their rentals for the next year over the course of months in the winter and into spring, and have mostly signed leases by mid-spring. Yet HB-2004A won't let Landlords commit to a lease that early, because they must wait up to 30 days prior to the end of the lease term (i.e., June!) to see if current tenants will renew. So this will create even more demand by, and stress on, OSU students who will in many cases have to wait until FINALS time to find housing for the next school year! Even if the June culture changed and students stayed around after finals to find housing for the next year, there would be only two weeks for all these students to find and apply, and for landlords to screen prospective tenants. Tens of thousands of students trying to line up housing in a two-to-three-week period of time would overwhelm Landlords, and it would be chaotic. And when feeding frenzies occur in the marketplace, prices go up, not down, exacerbating problems with high rents.

As the vast majority of economists agree, price controls ultimately fail because the underlying problem, shortage of housing, has not been fixed and the pressure in the system (increasing numbers of people looking for rentals) continues to grow. And most economists agree that

rent control reduces the quality & quantity of available housing. Why is it that the advice of economists is being overlooked for such an important economic issue?

I really think this bill needs a lot more thought.

Thank you for your consideration.

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Corvallis Landlord



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