

From: Ken Marshall
To: [SHS Exhibits](#)
Subject: HB 2004-A
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To the Legislature-

HB 2004 A is not only not good for landlords, it is not good for Oregonians. I have been a licensed broker since 1975 and here in Oregon since 2004. The problem with rental housing is that there is not enough of it. If the legislature concentrated its efforts on providing incentives for investors to build and retain housing instead of punishing them, there would be more supply.

I have also been a landlord for many years and have personally renovated 27 rundown apartments in Albany. Without the ability to give no-cause notices to tenants who did not pay rent, who allowed others to live in their apartments, who disturbed other tenants, who used and/or dealt drugs, who trashed the premises, etc., I would have been helpless.

HB 2004 A will drive investment out of Oregon's multifamily market, thus making an apartment more and more expensive, as there will be more people desiring to rent than there is supply. Increase the supply! Invite builders and developers to come to Salem and listen to what hurdles they already face in getting projects out of the ground.

Look wherever there is rent control and you will find extremely expensive rents and a very limited supply. If you want diversity, build! If you want Oregon to become an enclave of the wealthy, then pass HB 2004-A.

Sincerely,

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