

From: Sylvan Thompson
To: [SHS Exhibits](#)
Cc: [Sen Frederick](#)
Subject: NO on HB 2004-A
Date: Thursday, May 04, 2017 4:26:46 PM

I am a landlord in Multnomah county and I oppose HB 2004-A. This bill has been improved since it's misguided beginnings, but it remains a poorly written attempt to take a sledge hammer to the precisely balanced tenant-landlord law structure. I assume that it's sponsors are trying to reduce homelessness, but are, in fact, going to reduce the supply of rental units on the market, having the opposite effect. A much better policy approach would be for the state to make emergency rent payments to those in need – it has been established that most people could remain in their home with a single such assistance payment.

I see myself as a housing provider – it seems odd to me that this bill is written to villainize this activity. By keeping my first house and renting it out, I created a rental unit where none existed before. The economic benefits of this are mainly in the real estate appreciation of the property – the difference between the rent I collect and the mortgage payments I am making barely covers the taxes on the principal. In addition, I spent significant amounts of money on the property to get it ready to rent – I will not break even on that for at least 5 years. Any change to this economic balance could easily make it make more sense to sell the property, which would convert it back to owner occupied and remove it from the rental market.

Thanks for your consideration,

Sylvan Thompson
6034 NE 9th Ave
Portland, OR 97211