

## Rosenberg Corey

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**From:** Tawnya Poe <tawnya.poe@gmail.com>  
**Sent:** Thursday, May 04, 2017 10:59 PM  
**To:** SHS Exhibits  
**Subject:** Fwd: Testimony on HB2004 - A disaster for Oregon's Housing & Rental Market.

Honored Members

I'm writing you this evening in response to HB2004. This bill is very poorly written and will have disastrous consequences for Oregon's rental market.

As a real estate professional and property owner of both personal and investment property I strongly object to my property rights being taken away and given to the tenants I am attempting to provide a service for. No one has the right to rent in Portland or any other city for that matter. As property owner's we've earned your protection by paying property taxes as well as State income taxes.

HB2004 seeks to destabilize my retirement income by limiting my ability to make a profit on my investment while simultaneously preventing me from reinvesting my profits elsewhere.

**HB2004 limits my ability to sell my investment in top notch condition. HB2004 requires the tenant be left in place until the owner has an accepted "owner-occupied" offer on the unit, provides the tenant with relocation expenses and requires proof of the sale by providing the tenant with the confidential sales agreement.**

As a real estate professional I routinely see Landlords harassed by their tenant during the process of a sale. The tenants frequently refuse reasonable showings. Many tenants refuse to keep the property in clean, show ready condition and often stay during a showing strictly to make the potential buyer feel uncomfortable. I have also see tenants erroneously sue landlords during the course of a sale for violating the required notices. Proof of these potential violations is NOT REQUIRED for the tenants and carries a penalty of up to one months rent for EACH occasion. To avoid potential conflict with tenants we strongly advise our clients to wait until the unit is empty before marketing it. As a Landlord under HB 2004 I will be at the mercy of my tenants should I ever need to sell. ( **This section is poorly written and not well thought out.** )

Many tenants rent because they do not wish to take on the responsibility and financial risk of homeownership. In exchange for not taking on this responsibility they face the potential of having to relocate. This is a choice! **NO ONE WHO DOES NOT FOSTER THE RESPONSIBILITY AND RISK OF HOMEOWNERSHIP SHOULD BE PERMITTED TO REEP IT'S REWARDS BY REMAIN INDEFFINETLY IN A PROPERTY!**

**When two reasonable parties agree to a term for occupancy, the State should not have the right to delegate to owners that they MUST extend that lease beyond the originally agreed upon period. \*Stability is a major benefit of HOMEOWNERSHIP. Stability is earned by taking on the long term financial responsibility and care of the home. Tenants often rent for the freedom to move at a moments notice & the right to call on someone else to maintain the property. Each choice has it benefits and it's disadvantages. If you pass HB2004 you will be taking away one of the major benefits of**

**homeownership while rewarding tenants for refusing to invest in themselves and the State for which they reside.**

**As a private citizen I should not be obligated to "Solve the Housing Crisis" .**

Change the availability of land for multi family housing units, reduce or eliminate the outrageous permit fees and incentives builder's and developers to built affordable housing. WE NEED A PARTNERSHIP between the Cities and Developers if we are to Solve this problem over the long haul.

As an owner of investment property and a real estate professional of 24 plus years I foresee that HB2004 if passed will result in the immediate disposal hundreds of "Single Family Rental Homes" across the State. The passage of this bill with only serve to make rental housing less affordable and even harder to locate.

By eliminating the NO CAUSE eviction you are forcing landlords to turn away hundreds of potential tenants who have had difficulties in the past but have taken steps to improve their circumstances. Without the NO CAUSE no landlord I know or work with would be willing to take on anyone with less than a perfect rental history.

If this bill is passed it will be a complete disaster for Oregon's Housing Market. You will have taken away one of the key benefits to Homeownership while simultaneously reducing the rental inventory by hundreds of homes in a time Oregon needs every available unit possible.

**I urge you to take a closer look at HB2004 and VOTE NO.** The solution to the rental crisis will not be solved by punishing the very individuals you are asking to invest in Oregon.

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