

**Please Vote No on HB 2004 as it will hurt those it aims to help.**

My name is Carolyn Cheney. I am employed by my husband, who is a Landscape Contractor. I have a son who is graduating from OSU in June. I have worked for the USPS in North Bend and for C & C Landscaping for the past 20 years. We have lived in Coos County for over 30 years and began purchasing and managing "fixer" residential property in our neighborhood that we rent out to pay the mortgages, taxes, and insurance on the properties.

I am submitting this testimony in hopes to:

- 1) Protect the investments I have earned
- 2) In order to protect the economically disadvantaged group of tenants I provide housing for

**HB 2004 Threatens my Retirement Investment AND my Tenants' access to affordable Housing.**

Coos County is currently at 0% Vacancy with excess demand for rental property coming from an attractively qualified rental pool.

Currently, 4 of the units that I manage here in Coos County are occupied by tenants that are receiving their income from or are affiliated with SEIU, VA, Star of Hope, and DHS.

**\*All of my contracts are below market rental rates.\***

If HP 2004 becomes law I will be forced to remove my rental units from servicing these clients or risk losing the rental properties I have worked to own.

In order to limit the risk of losing these rentals I will be forced to raise the rents, deposits and screening criteria to levels that will effectively remove most of my current tenants from the units I own and manage.

My profits will go up along with our homeless population. That is not the direction I want to see my community go.

That is my personal story.

Last, I must share the dominant sentiment I am hearing from the local private landlord community: **SELL RENTALS.**

This other unintended consequences of HB 2004 will be a reduction in the total pool of available rental property due to sales by discouraged private landlords causing upward pressure on rents, deposits and applicant standards.

This will further ostracize those renters who are least able to absorb the market change. Those who have the least access to financial, personal and familial resources.

The resulting effect will further strain our publicly funded social assistance programs.

Meaning more homeless Veterans.

More addicts without treatment.

More working and struggling families in poverty who are priced out of an undersupplied market.

**The Homeless Veteran Problem.**

**The Mental Health Homeless Problem.**

**The Transient Addict Problem.**

**The skyrocketing rent Problem.**

**THESE ARE ALL A HOUSING SUPPLY PROBLEM.**

**PLEASE, PLEASE, PLEASE**

**FOCUS ON INCREASING HOUSING INVENTORY**

Sincerely,

Carolyn Cheney  
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