

## Rosenberg Corey

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**From:** George Shubin <george@dxonline.com>  
**Sent:** Friday, May 05, 2017 9:55 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

May 5, 2017

Re: HB 2004

Dear Senate Committee on Human Services members:

I have lived in Oregon for 42 years, having moved here from California when I perceived the bad direction that state was beginning to take regarding fiscal policy, taxation, and basic property rights. Their current fiscal and social condition have vindicated my thoughts. I hope Oregon doesn't follow their lead. Unfortunately, I believe HB 2004-A is an indication that our leaders in Salem haven't been attentive to the damaging effects to the economies and small inventors that similar bills in other states have done.

My wife and I invested in two small rental homes back in 2007, hoping they would be able to help supplement our income when we retired. We take pride in providing a clean, safe, and reasonably priced place to live for our tenants. In 2008-2009 the real estate market crashed and our two little properties were valued much less than the mortgages we were paying on them. Rents were down, too. We struggled to break even. It was only in the last year or two that we've seen an easing in that regard.

Six months ago longtime renters left on their own accord, having severely damaged their unit. We had to borrow to pay the over \$7000 it took to repair the unit after they left. In spite of owning these two small properties for 10 years, we are still working hard to pay them off and keeping them clean and livable. But when I see what is proposed in HB 2004-A I am having second thoughts about continuing. I'd rather sell them off as single-family homes and be done with the headaches. This, I think, is probably not what the authors of the bill intended, but I suspect will be the effect of passing the bill. This only results in fewer rental units available in the market place and thus higher rents.

The vast majority of landlords are not rich investors. Most are like me and my wife, owners of a few units, hoping to get by during our retirement years. HB 2004-A creates an atmosphere in the state of Oregon that hurts the small guy, both owner and renter.

Please take some extra time to think about the effects this bill will have on the rental housing market. It needs to be rejected.

Sincerely,

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