

Rosenberg Corey

From: Jeannie Edwards <jeannie@efn.org>
Sent: Friday, May 05, 2017 9:50 AM
To: SHS Exhibits
Subject: HB 2004-A

Hello senators,

I am writing, as a landlady of 20 years in Lane county, to urge you to vote against HB 2004-A. I truly want everyone to have housing that is affordable and pleasant for them. I have done my best to make my rental that way.

While it seems like the provisions in this bill may help in the short run, I don't think it begins to address the underlying problem of lack of affordable housing. Too many people and too little housing do. The problem needs to be addressed at that level. Landlords did not create the circumstances that are causing the shortage. We are running a business and the more difficult it is to run the business the less incentive there is to BE in that business. We already face a formidable array of challenging problems. (the damage people and their pets - allowed or not - do, the regulations, the unbelief number of situations we face, etc.) I had no idea of what the job would entail!!!

I think this bill is going to get more landlords out of the business which is going to exacerbate the conditions this bill purports to solve. I know some landlords take advantage of their renters - as is true in any business arena. However, the vast number of us are fair and reasonable people. We want to make a reasonable profit and provide a service for people. Please don't make it harder for us.

I recommend having committees/work groups that include members from both sides who are committed to finding solutions that address the underlying issues and circumstances in a long term way. A bandaid isn't going to do anything but temporarily look like something has been done.

If passed, most landlords will likely take steps to incorporate the increased expenses onto their rentals. That is what happens in business.

Thank you,
Jeannie Edwards

PS I wish all landlords cared very much about how life is for their tenants and took steps to make their rentals as nice a place to be as possible - at the same time I wish all renters took very good care of their rental and understood the enormous investment the owners had made. Years ago when I was a renter, I did not have a clue....