

Rosenberg Corey

From: William Wright <wrightcb@charter.net>
Sent: Friday, May 05, 2017 8:57 AM
To: SHS Exhibits
Subject: HB 2004-A

Ladies and Gentlemen:

Please do NOT PASS HB2004-A

My wife and I have been owning/managing rentals for over 30 years here in Oregon and we are frightened with the prospects of [HB 2004-A](#).

We have no pensions, and at our ages (76), returning to the labor force will not work for us. We are highly dependent on our rental income.

Oregon has an imbalance between her ever-increasing population and the number of rentals available. This has been largely caused by legislation passed by our Senators and Representatives, and it has made the owning and renting of residences a disturbing activity. When the economy takes a down-turn, Landlords have no alternative but to lower the rents, even if this makes their rentals go cash-flow NEGATIVE, but when the market tightens, landlords are reviled as greedy when they adjust in the fashion of the Nation's capitalist fundamentals.

Oregon is a very difficult place to find land for new dwellings.

Oregon's fees and required *enhancements* to prospective building sites are very unattractive.

Oregon's permitting process moves very slowly and frequently comes with very expensive requirements.

Oregon's proposed laws regarding rental housing are frightening to landlords. There are many more would-be tenants than Landlords...

Oregon's legislature should reduce their requirements to permit supply-and-demand markets to function.

Retirees in Coos County enjoy our communities but often we find a retired couple living in a 4 or 6 bedroom house with lots of space for hobbies, etc

so this "low density" also contributes to the problem.

If HB-2004 becomes law, landlords will have to become much more selective in to whom they rent, and build a paper trail on all their renters

just in case the tenant becomes undesirable or the rent fall to far behind the market's rates and a WITH-CAUSE eviction becomes appropriate.

By shifting the costs from the renters to the landlords, HB-2004A would hurt the interests of the landlords. Soon thereafter, the tenants would

find rentals much harder to find, security deposits much higher and landlords issuing many more "warnings" for violations,

2004A will have many unintended consequences!

Respectfully

William Wright , Former President of RHA chapter in Coos Bay area
and Board of Directors member for 19 years.