

To Whom it May Concern,

I am writing to support a NO vote on HB2004A.

I am a landlord of 7 properties in Coos County. I care about my tenants, their living conditions and their safety. On any given day you can ask any of them to rate me and I'm sure I'd get high marks. No, I don't cater to the low end market, but I DO provide a needed service. AND I LIVE among my tenants.

I would like to protect my investment/retirement, just as you would like to protect yours. HB2004A would hamper my ability to do that.

Most investors are like me. Hard working, responsible, taxpaying, small operators. Most slumlords are not. This bill will not change how slumlords operate.

If rent pricing is restricted, shouldn't we also restrict the pricing of single family dwellings? The real crux is the cost of housing, period. **And the real answer lies in supporting increased supply.** Let us build more housing with less red tape, support lower interest rates, open more area to development.

This bill really punishes the investor who is exactly the person you need to support.

Sincerely,

Jill Halliburton
Member of Oregon Rental Owner's Assoc.
Coos Bay, OR 97420