

Rosenberg Corey

From: Tawnya Poe <tawnya.poe@gmail.com>
Sent: Friday, May 05, 2017 4:32 PM
To: SHS Exhibits
Subject: HB2004 Possible Solutions

After a careful review of the currant House Bill 2004, as a property owner and Real Estate Professional I would strongly encourage you to **vote no** or at minimum change the terms so that they are more palatable to property owners and tenants alike.

Here are my recommendations for changes:

1. Exempt leases that have a term of at least 12 months from the automatic renewal clause. This will allow tenants ample time to find alternative housing while at the same time preserving the property owner's rights. During the term of a fixed lease "No Cause Evictions" are not an option under current law. This provision would also give property owners the option of cleaning up the residence after the tenant has vacated for the purpose of sale. It's near impossible to sell a residence while that is occupied with by a tenant and risky as well. This action will not only preserve the owner's rights it will preserve the tenants privacy and peaceful enjoyment of the property they are renting. I believe this change would also keep the bill in line with Contract Law.

2. I am opposed to rent control on every level however in times of "emergencies" I can understand the need for some controls.

If you allow Cities and Counties to control rental increases under emergency conditions please set a minimum requirement of **3% per year**. This will help the property owner keep pace with the rising property taxes while at the same time allowing them to better determine if Oregon's rental market is a good place to invest. It's impossible to determine a rate of return and extremely risky for owners to invest without some guarantee that city and counties will not delegate a ZERO percent yearly increase. Tenants will benefit in times of emergency housing conditions by knowing their rent will not be increased by outrageous amounts. (Keeping pace with the rising cost of living in emergency conditions is only fair and reasonable.) No one offered owners any subsidies during the housing crisis when rents were cut in half and caring cost skyrocketed.

As a landlord I can assure you that we will not be maintaining our properties within the State of Oregon without these critical changes to HB2004. Based on my experience as a real estate professional I can also testify that many owners feel the same way I do about this poorly written law. If passed as written, HB2004 will only serve to fuel the currant rental shortage and put hundreds of families out on the streets across this great State.

Thank you for your consideration.

Tawnya Poe, Principal Broker
Licensed, State of Oregon
OR Real Estate License # 940800242
Direct / Text: (503) 793-7542
Fax: (971) 244-5774

Westwood Property Group
5635 NE Elam Young Pkwy Suite 306
Hillsboro Or 97124
Brokerage License # 201002018

Find the dream home you're looking for at www.allhillsborohomes.com

Buyer And Seller Advisory

<https://oregonrealtors.org/resources/membership-resources/buyer-seller-advisories>