

From: Kay
To: [SHS Exhibits](#)
Subject: Please oppose HB 2004-A
Date: Thursday, May 04, 2017 4:19:21 PM

Dear Legislators:

I am writing to you as a landlord in Oregon to urge you to oppose passage of HB 2004-A, which drastically restricts the rights of landlords but does nothing to increase the supply of rental housing that is the cause of rising rents. This bill may "feel" like it's solving the problem, but is likely to make renting more difficult and expensive for renters as landlords try to protect themselves. It's a lot like punishing grocers for rising food prices. There are plenty of examples nationwide of rent control and other measures to disempower landlords leading to convoluted and unintended consequences.

Making things difficult for landlords and making it possible for cities to impose rent controls as this bill does will discourage people from developing new rental housing, and will make some landlords consider converting their rentals to air b-n-b's. It will encumber small landlords like me (I have 4 units) with additional legal requirements. This is case where the right vote may not be the politically feel-good thing. The real right thing is to legislate in such a way as to increase the supply of rental housing. I urge you to wisely resist passage of this bill.

Sincerely,
Kathryn Kruger-Hickman
Eugene, OR