

Rosenberg Corey

From: Jason Miller <jason@rentfromdpm.com>
Sent: Wednesday, May 03, 2017 9:38 AM
To: SHS Exhibits
Subject: Testimony on House Bill 2004

Greetings committee members,

My name is Jason Miller, I am the president of the Linn Benton Rental Housing Association a group dedicated to helping property owners be responsible landlords. I am also a Principal broker with a Diversified Property Management a company that manages single family and multifamily properties in multiple cities throughout Oregon. Combined I represent 100s of landlords with thousands of units many of whom are working-class citizens who have chosen to invest in real estate for their family's future. They are good people, many live pay check to pay check just like their tenants and any increases in costs would have a disparaging effect on their family budget. I have heard tenant's concerns about low inventory and complaints about bad landlords taking advantage of the lack of available housing. House bill 2004 would not resolve either these issues. These issues can only be resolved by increasing inventory allowing more housing choices for Oregon's families. With more housing choices rents will stabilize and families will not be forced to rent from bad landlords. House bill 2004 will only discourage new multifamily development, improvements to existing multifamily properties, or investment in existing multifamily properties, further limiting housing choices for Oregon families. Please, I ask that you do not pass House bill 2004 as it would result in less housing choices for a growing population and more homeless families.

Thank You for your time and your service to our state.

Jason Miller

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