

May 12, 2017

RE: HB 2004

To Whom it May Concern:

This is a destructive measure that attempts to place the burden of society's inequities on one class of people- Landlords. After all, if food were not so expensive, if health care was not so expensive, if taxes were not so high, etc, etc, then paying rent would not be a problem. Also, if jobs and wages were better, then paying rent would not be such an issue. I hope that our leaders can see the big picture and how all of this relates together. It is simply unfair and counterproductive to place this all on landlords.

The costs of building are skyrocketing due to such things as constrained land supply with Oregon's land use laws, and SDC's and other entitlements imposed by governments. HB 2004 will further increase costs to landlords and other housing providers. How is this a good measure to help increase the supply of housing?

I am a real estate broker, practicing in this State for nearly 40 years and a responsible and caring landlord. I and many others are making plans to move our investments out of state. I can tell you without a doubt that just the specter of his onerous legislation hovering over the state has chilled the real estate investment market. Since this measure has been in the public eye, buyers and developers for residential real estate rental properties have all but disappeared.

I beg for some common-sense leadership in this state to solve problems for the people, not politically expedient, short sighted measures which will only make the situation worse.

Thank you,

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