

**From:** Jack Hoeck  
**To:** [SHS Exhibits](#)  
**Subject:** HB2004 Opposition  
**Date:** Tuesday, May 30, 2017 1:30:18 PM

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Dear Senator,

I am writing in opposition to HB 2004.

I am a landlord with a house and 4 plex rental units in Eugene.

We try to be good landlords so we have good tenants. We have had few problems since becoming landlords 4 years ago.

We have never raised rents during a tenancy nor have we had to evict anyone so far.

We did have one unit rented to a couple that was making other tenants in the 4 plex uncomfortable. They argued with each other and acted rudely to the other tenants. The other tenants were reluctant to complain to us due to retaliation. Fortunately they decided to break up and move on from our property.

Having a tool deal with this type of situation would be much more onerous with the passage of HB 2004.

The real problem is a lack of housing in Oregon, especially rental housing at the lower end of the scale. As supply and demand work on the market prices will naturally go up. This bill appears to me to try and place the burden of affordable housing on private landlords.

The cost of building new rental units without some sort of subsidies that are considered affordable is not feasible in my opinion.

This bill does not address the real problem of more housing, please do not support this bill it will only make it more difficult for people who are supplying housing.

Thank You,

Sincerely,

Jack Hoeck