

Dear Senators,

My Name is David Nase David Nase property management. As you know, there is a very controversial bill ahead of you right now (2004). Although this is a well-intentioned bill aimed at serving the public, the negative effects are going to outweigh the benefits for property management rental criteria.

With rental applications, it is often difficult to tell whether a potential candidate will be a good tenant, and often results in renting to people with less than perfect pasts. Without the option of a No-Cause notice we cannot afford to take a chance with a potentially risky tenant. This will stop us from renting to about 12 people with troubled pasts per year. Having a company that will be affected adversely- while only managing 350 units- could you imagine the larger companies that have thousands of units? Since rent stabilization is a fear based legislation to stop mass rent increases, this will cause a fear reaction which has already started.

David Nase Property Management has approximately 75 single family homes in its portfolio and two of my owners have already expressed that they are selling their properties this spring. One of the owners listed his house, saying he wants nothing to do with Oregon and its rental market, while other owners are concerned with the negative effects of this bill. I have also kept a close eye on what is for sale as well as listings going on the market. If you checked yourself, you would notice there is a lot more buying than selling going in the housing market. The reason for this is fear. It is because investors are afraid to invest.

Simply put, this bill will destroy the market and deplete retirements, including the mortgage industry. This will cause prices to increase out of the realm of most buyers. It has already lowered the rental pool and the law hasn't even been passed or gone into effect.

Another reason for all the **resistance to this bill** is because it is making a specific industry (investment real estate) suffer for the problems previous leaders have created. A potential solution to this problem is to implement a property tax for every house or lot \$50 per year. This will be a fair way to make everyone responsible for the changes that will be made. The state can also lighten up on building cost and restrictions. A final idea could be that the state and counties build low income properties. Although these are not detailed solutions, it is important that there is some kind of compromise between the state and the investment real estate industry.

I'm asking our government to look within its own laws and spending to solve this problem.

There is no need to alter an industry that already suffered through the 2008 recession because it's making money now. If you want to solve a statewide problem, the state needs to pay for it. It is important that both small and large business owners have a seat at the table regarding this subject, and I encourage you to explore other options that will result in a more beneficial outcome for everyone.

Thank you,

David Nase