

## **Rosenberg Corey**

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**From:** Sage Coleman <sagemanagement@hotmail.com>  
**Sent:** Monday, May 01, 2017 3:17 PM  
**To:** SHS Exhibits  
**Cc:** Herb Yussim; Randy Hoffine  
**Subject:** HB 2004 IS DANGEROUS

**Please Vote No on HB 2004 as it will hurt those it aims to help.**

My name is Sage Coleman. I am a Contractor with one employee. I have two children, 7 & 10 years old. I have been a Union Electrician, a Barista, and a Dishwasher in reverse order over the past 20 years in Coos Bay/North Bend. I began purchasing and managing "fixer" residential rental property while a dishwasher in a local Restaurant

I am submitting this testimony in hopes to:

- 1) Protect the investments I have earned
- 2) In order to protect the economically disadvantaged group of tenants I provide housing for

**HB 2004 Threatens my Retirement Investment AND my Tenants' access to affordable Housing.**

Coos County is currently at 0% Vacancy with excess demand for rental property coming from an attractively qualified rental pool: Travelling nurses, Scholarship Student Athletes moving to the area, Millworkers, Teachers and Retirees on Fixed Income are five inquiries I have received in April 2017 despite my not having any units currently advertised for rent.

Im not advertising yet the demand is so strong home seekers find a way to contact me.

Currently, 15 of the 24 units I manage here in Coos County are occupied by tenants at least initially represented by: Woman Resource Center, Coos Elderly Services, Coos/Curry Housing Authority, Coos County Mental Health and Community Action.

All of these contracts cost approximately one month's lost rent at contract start up due to the already cumbersome process is involved with setting up rental contracts with these organizations.

**\*All of my contracts are below market rental rates.\***

If HP 2004 becomes law I will be forced to remove my rental units from servicing these clients or risk losing the rental properties I have worked to own.

In order to limit the risk of losing these rentals I will be forced to raise the rents, deposits and screening criteria to levels that will effectively remove most of my current tenants from the units I own and manage.

My profits will go up along with our homeless population. Thats not the direction I want to see my community go.

That is my personal story.

Last, I must share the dominant sentiment I am hearing from the local private landlord community: **SELL RENTALS.**

This other unintended consequences of HB 2004 will be a reduction in the total pool of available rental property due to sales by discouraged private landlords causing upward pressure on rents, deposits and applicant standards.

This will further ostracize those renters who are least able to absorb the market change. Those who have the least access to financial, personal and familial resources.

The resulting effect will further strain our publicly funded social assistance programs.

Meaning more homeless Veterans.

More addicts without treatment.

More working and struggling families in poverty who are priced out of an undersupplied market.

**The Homeless Veteran Problem.**

**The Mental Health Problem.**

**The Transient Addict Problem.**

**The skyrocketing rent Problem.**

**THESE ARE ALL A HOUSING SUPPLY PROBLEM.**

**PLEASE, PLEASE, PLEASE**

**FOCUS ON INCREASING HOUSING INVENTORY**

Sincerely,

Sage Wood Coleman

Sage W Coleman

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Rental Owners Association Southwestern Oregon, President

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