

To: SENATOR GELSER; SENATOR OLSEN, SENATOR DEMBROW, SENATOR KNOPP  
SENATOR ANDERSON

RE: HB2004

Preface: I have been an Educator in Oregon, and a business person, having owned a Real Estate Brokerage. I have served on the Ashland Planning Commission, the State of Oregon

As a Landlord and an Oregonian, I must write to you in regards to this very Draconian Bill which has been sent to the Senate for a vote. If passed, this Bill will make it inordinately damaging to the home rental industry. I have served on the Ashland Planning Commission, the State of Oregon. Children and Youth Services Commission under Governor Goldschmidt and Governor Roberts, and the Jackson County Library Commission. I began my investment in residential housing rentals in 1988, and through the years have invested, when possible, in order to accrue a portion of my retirement program.

The Bill is extremely punitive to the Landlord, who has put their investment into housing, with the expectation that it will be an investment that would bring a reasonable return even though it is always impacted by market changes, economic downturns, and the inevitable increases in taxes, utilities, and maintenance costs.

The concept of rent control has NOTHING to do with housing inventory, except to potentially depress it due to the negative impact on the prospect of developing new rental housing. The bill will decimate the small investor, like myself, and hold us hostage to tenants. We will have to absorb all the increases of taxes, utilities, maintenance along with increased bureaucracy due to this bill.

You have already burdened the Landlord with a number of restrictions of control of our properties, and inability to retrieve damages, when they occur.

No reasonable person would like to know that they are restricted as to what they can charge for their "trade" ( i.e. are going to impose cost of goods for all businesses in Oregon? ).

There is not one part of this Bill that is no oppressive. You are going to make it impossible to remove an unruly tenant without great cost to the Landlord,, Tenants will have complete control of the property that they are renting,, There isn't a Landlord that doesn't want good tenants that stay for extended time periods. But, now when a tenant isn't respecting their neighbors and their residence, it will be impossible to have a harmonious termination ( i.e. 30 day notice without cause) but one will have to give 90 day notice and suffer the loss of rent and potential damages.

HB2004 is a further move to Socialism/Communism, where there is no respect for private ownership. It is an attempt to make the private rental market a Government controlled housing unit, financed by the private rental owners.

I am not sure of your objectives in regards to the Bill. You will not increase private housing units, unless you are hopeful to buy out some of the larger rental packages which will be under stress from this Bill.

If indeed, you pass this Bill, will you also apply your methods to other business sectors in Oregon? Are you going to control what all businesses charge for their goods and services?

Personally, at this point, I am not sure what I will do if this Bill passes. I keep all my rentals in excellent condition, inside and out. When a tenant damages a unit it usually costs between \$1,500 to \$3,000 to bring the unit back to a good condition. That money is usually never collected, You may get a judgment and send it to collections but your chances of recapture is about 10%, if that much.

VOTE NO ON HB 2004 it is a very bad Bill designed by non-Landlords .

Sincerely,

Kathie Kennedy, CCIM, CRS  
Private Housing Rental Owner  
Taxpayer