

Dear committee members,

I am writing to urge you to NOT pass HB2004. I am a small business owner. I turned our family home into two rentals. I've provided housing to 35 tenants since 2010. There were many students who stayed 1-2 years, three married couples, two families with children, two retired vets, and one younger veteran. That's 5-6 people each year I've provided housing for in Corvallis.

I am a member of Linn-Benton Rental Housing Association and I am very proud to be a landlord who follows the law, doesn't discriminate, has a fair system of screening for good tenants, makes sure my rental is safe, clean, in good repair, and attractive.

My business, my house, my rental has generated jobs for gardeners, electricians, plumbers, pest control businesses, tax accountants, contractors, deck builders, roofers, furnace and stove companies, appliance sellers and repair people as well as for people who work for the gas, electric, and water providers. For more than seven years my rental has been part of Corvallis generating jobs and housing.

My point in outlining the above credentials is that my rental is valuable to tenants in Corvallis and contributes to the vitality of Linn-Benton County working community.

Over these seven years I've updated myself on Landlord/Tenant law and have experienced the law requiring me to take on more and more risk so that tenants seem to have more rights than I do about my rental house. I simply adjust to new laws and accepted what the landlord/tenant coalition has worked out over the years.

But, this year HB 2004 is asking landlords to take on far too much burden for tenants this time. The risk is becoming too much for me to do business. I operate on a narrow margin of profit, upkeep, maintenance, and repairs keep my rent income just breaking even. Therefore, I'm seriously considering getting out of the business. It doesn't make sense to for me to stay in business when the cards keep getting stacked against me.

Owner/landlords are not the cause of the housing shortage. Not enough housing is the cause. If I remove my house from the rental business, there will be 6-8 people this year that won't have housing, not to mention work for my gardener, equipment and supply stores, my handymen, etc.

HB 2004 makes it **more difficult** to **provide rental housing**, therefore **HB 2004 will cause less housing to be available.**

Thank you for your consideration,

April Swift Owner/Landlord

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