

Rosenberg Corey

From: Ron Jeidy <jeidy@soclever.com>
Sent: Wednesday, May 03, 2017 1:22 PM
To: SHS Exhibits
Subject: HB2004

Dear Senate Committee members,

We are losing sleep over HB 2004, which we are firmly against. It's sad to have to note here, we are Democrats. This is not a partisan issue; it is a wrong and reactionary step. You are targeting one hard-working group of business-people – landlords – and piling society's problems on their backs.

You want to stop the big developers from unfair treatment of tenants and so to catch the sharks, you cast a net which eviscerates the guppies.

Have you ever been to a landlord association meeting in Portland area? It looks like a Grange Hall meeting. Steadfast, hard-working people who actively take responsibility for their futures by buying worn properties, fixing them up and managing responsibly. Landlords are not the big, bad wolf. They are the ones who took the risk to buy, many like us in rundown areas, and are already impacted by higher property taxes, permitting and repair costs, escalating fees for water and sewer and more.

The fact that a huge number of activist tenants were present at the rally in Salem versus the relative small number of landlords should not be surprising. Most landlords were not in attendance because we were working.

Personally, we are part of the 'creative class' in Portland who invested in a few properties and hands-on restored them. We found a way to fund our livelihoods as writers and artists as well as our retirement. And just as PERS recipients believe their retirement funds are sacred, our rental properties are our sacred retirement fund. The difference is we have no safety net for unfunded liabilities.

We feel we deserve a lifetime achievement award for our efforts in creating nice and safe homes for people and nurturing good relationships with our tenants rather than this.

And beyond our role as landlords, we understand the housing situation; two of our young adult children are renters. Our adult son is a new home-owner and has three roommates to make ends meet. Both of us rented for years, living and sharing spaces with many others, 12 at one point.

Rent Control is the wrong approach. HB 2004 will stop new housing development. It will create inefficiencies in the marketplace that will be passed on to tenants. Requiring landlords to pay relocation costs will tighten screening of potential tenants, which will be detrimental to those most in need.

We can imagine the future. Oregon will have a new motto if HB 2004 passes. "Business Beware: the playing field may tilt at any time" or "Just Stay Away: we can bankrupt our state on our own."

Act by voting no.

Sincerely,

Ron and Gail Jeidy

Portland

P.S. Please do not confuse the very visible homeless issue with the affordable housing issue.