

Rosenberg Corey

From: Mary Mayther-Slac <mary@vppihomes.com>
Sent: Wednesday, May 03, 2017 10:36 AM
To: SHS Exhibits
Subject: HB 2004-A

As a Realtor and an investor in rental property, I find this bill a dangerous knee jerk response to a larger problem. This bill puts the burden on the very people providing a vital public service. This bill determines that as landlords we must spend extensive time, money and resources to be able to have control over the property that we paid for , manage and maintain. This is my retirement and you are, in essence, putting me on a fixed income and possibly in a deficit investment trajectory.

As a Realtor, I have have several of my clients call me to list their rental properties due to this price fixing by the government who has no skin in the game. These homes are being sold to owner occupants and therefore reducing the already limited supply of adequate rental options in Portland and throughout the state. Why doesn't the state become a landlord to provide the housing, maintenance and management and then put a cap on their own return on the investment. This is just BAD business!

Most of the bad players in this marketplace are REITs and if you look at who those investors are you can start with PERS. Everyone expects a good return on their retirement and investments but they don't seem to acknowledge the culpability and connection in this situation.

Rethink this, go back to the drawing board. Invest time and energy in a real solution, not a band aid that hurts one section of the population unfairly.

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