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From: max@bapm.rent
Sent: Thursday, May 04, 2017 12:02 PM
To: SHS Exhibits
Subject: Regarding HB 2004 - A

To whom it may concern –

I own a property management company located in Coos Bay, OR. We have experienced great success over recent years with the business. We have grown to have over 170 doors in our portfolio, **with 0% Vacancy rate**. Historically, our vacancy rate has fluctuated between 0-1.5%.

We can't speak for every place in Oregon, but I CAN speak to what is going on in the Coos Bay/North Bend area. In case you haven't noticed already, we are in a drastic **housing shortage** down here on the South Coast. This is backed up by our historically low vacancy rates, coupled with personal experience on what I hear every day from people looking for houses. In the hour I am sending this email (I pick away at sending this and other tasks) I had to turn away 4 potential tenants looking for homes, simply because we have **NO VACANCY**. People are staying at hotels, and even in their cars. We are talking about qualified renters without a place to go. If you don't believe my reasonable testimony to this problem, go call around and ask for a rental in the area or call the hotels and ask how many "extended stay" occupants they have compared to 5 years ago.

HB 2004 is going to lead a significant percentage of my long term clients to sell their rental properties to pursue other investments with less risk. I know this because I am actively involved with them, and I have engaged in dialogue. IF this bill passes, I already have 5 owners (with a total of 18 homes) that will sell off their properties. This increased risk is tied to the payment of moving costs for tenants, and the (would be) increasingly difficult judicial process to evict a problem tenant who is causing damage to a said property. In the words of one of my clients asking me a question about HB 2004 - A:

"So basically your telling me if I get a tenant that is causing damage to my rental home, we can't issue a no cause notice, and when we finally do get them out, I will not only have the financial loss of the home repairs, but of the moving costs to the people who destroyed the home?"

I am saddened to say, I had to say yes to that question. That there is potential for that to happen under the current bill in question.

I know I'm not the only property manager in this town that will have to say goodbye to owners of rental properties of the bill passes. **My main point (evidenced above) is that HB 2004-A will lead to an even greater housing shortage due to the fact that less investors will consider rental properties due to increased risk of financial loss. This will cause even more people to go without homes in the area due to an even greater shortage! HB 2004-A will cause the opposite effect of what the bill is intended to prevent – more people on the streets!**

Notice that I didn't say one thing about it being bad for property management businesses in the area. I wanted to remove my personal bias of the subject.

I understand the other side of HB 2004-A. There ARE some bad landlords out there. They take advantage of the no cause notices. However, as a company, we don't stay in business by treating people unfairly. We have a specific set of company policies in place already that protect our tenants. We are regulated by many state agencies, and must be of high ethical character to continue to be in business. Otherwise, bad reviews would ensure our business demise. This is why most property managers are NOT taking advantage of tenants, and actually trying to create MORE homes in the area for people to rent.

The majority of rental homes are managed by property management firms like mine.

The adverse affects of HB 2004-A would greatly outweigh the minute benefit gained from a handful of "bad landlords." Please consider this honest, forward, and informed testimony in your vote.

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