

I am a landlord in Benton County and I would ask you to please oppose HB 2004-A. There are times when a no cause termination is beneficial to the tenant as well as to the landlord. It is not so black and white as it may seem. If the tenant has broken some rules of the rental agreement and wants to be released without cause, then that tenant can start fresh and not have to explain about the situation with the past landlord.

I believe that training landlords is the best way to overcome the problems between landlords and tenants. Why don't you all make a law that requires landlords to take continuing education like other professionals have to do? I am also a realtor. Continuing education is required for me to maintain my license. Why don't all landlords have a requirement to have a license and to take continuing education classes? I am attending the monthly meetings held by the Linn-Benton Rental Housing Association and they are very helpful in teaching us all how to best maneuver through the difficult situations that we inevitably run into. I can speak very highly of the quality of the education I am receiving by attending these meetings.

Another thing that would help, but is a bit more complicated, would be to make changes that would help to create more affordable housing. In Corvallis where I live, most of the new construction in town is for student housing. There has been VERY LITTLE construction of smaller, single family homes. Please read the article in the Eugene Weekly (April 27, 2017): Fight the Housing Crisis, Fill the Missing Middle. This is a great article about the kinds of housing needed in our communities. We need more "middle" housing which is something between single family homes and large apartment complexes. Buildings such as duplexes, triplexes, courtyard apartments, lofts above retail areas, etc.

Thank you for your time, and all of your work to help make our state and our communities great places to live!

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