

Rosenberg Corey

From: Randy Randall <ppm@eotnet.net>
Sent: Thursday, May 04, 2017 2:32 PM
To: SHS Exhibits
Subject: HB-2004A

My name is Randy Randall; I am a licensed Real Estate Broker, apartment Owner/Developer in Umatilla County, and owner of a property management firm.

While we do have problems in housing state-wide, I don't believe more regulations are the answer. Regulations are the reasons there aren't anymore apartments being built; thus, a housing shortage and the current crisis.

I want to make it clear that I am not in favor of this bill.

If passed this will cause unintended consequences.

1. Realtors will have more listings.
2. Many single family rentals will be sold to home owners which will continue to feed the shortage.
3. Costs for owning rental properties will increase. Thus reduced earnings, sold properties and less property available for the rental market.
4. More legal battles in the courts, taking valuable resources.

I feel that I have a unique perspective as I am involved with sales, Property Management, Ownership of single family rentals, Ownership of Apartments and development. I have built 36 units in Hermiston in the past 8 years. My current project is costing 20% more due to more regulation.

I ask you to please vote no. This bill is not the answer.

Thank you

Randy Randall
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Sent from my iPhone