

Rosenberg Corey

From: jordan@graham-landscape.com
Sent: Thursday, May 04, 2017 1:36 PM
To: SHS Exhibits
Subject: HB2004-A

Hi,

My name is Jordan Graham, and I am a constituent in the City of Eugene. I am asking you to oppose HB2004 and its amendments.

I'm a landlord in Eugene in Lane County and I oppose HB 2004 and its amendments. I have been a landlord since 2008 and I got my start by moving out of our own houses and working my tail off to be able to keep the homes rentals. Mind you, I did this on landscaper wages (\$12-15/hr.) and working odd jobs on the weekends. My wife was a fresh-out-of college social worker not making much more than me.

We found being a landlord a challenging avocation, but saw the long term benefits of it. We have subsidized our rentals for years, making up the difference between the market rate for rent and the actual cost of our mortgage, insurance, repairs, etc.

We have experienced bad tenants who damaged our homes, did not pay rent, and left us to clean-up the mess and we have experienced pleasant tenants that we were sorry to see leave throughout the years of being a landlord. We try to do all this with a smile on our face knowing that the rentals will make up a large part of our retirement a long ways down the line. We feel that HB2004-A imposes too many restrictions on landlords who are essentially providing a service to tenants. We feel like the market should dictate rents more-so than governmental agencies. What we need is more affordable housing, not more regulation. When there is a need in the market, this drives people to fill this need and build more affordable housing.

If we are unable to evict a bad tenant, or have to give the kinds of notices this bill is seeking, or have to pay for the termination, then our hands will be tied more than they should be and have been. There are already enough rules in place to protect tenants.

If our rentals face rent control, we may very well end up subsidizing the mortgage even more. We are already losing money each year to control rent so it is competitive in the marketplace. Rent control will certainly make the endeavor unfeasible.

We are already liquidating two of our rentals now that the bill has passed through the house. We will liquidate the other 3 if it passes the senate as the conditions imposed by this bill will dissuade us from continuing to take on the already extremely challenging job of being a landlord.

Thank you for your time and consideration.

Thank you,

Jordan Graham