

March 8th, 2017

Dear Representative,

HB2004 does not make rental housing more plentiful or affordable. To the contrary, someone like me that owns 5 single family residences (three of which I built) as a retirement account (since I'm one of the few people that doesn't have PERS), and they are all priced three hundred dollars or more per month below market value. I will, if these laws pass, simply give "no cause" eviction notices, sell and pay the capitol gains (likely lower under Trump) before the law takes effect and invest elsewhere but, there will be fewer rental units and they will cost more. Not only because of decreased supply but, because landlords will pad rents to prepare for an increase in costs associated with this legislation and rental agreements will become much stricter. There are a lot of people like me who will sell. I'm not an apartment slum lord. I'm a home builder trying to retire in a system that constantly places greater and greater financial burdens on me. So, I can build and keep a few homes to rent or I can take the income now and invest in the stock market or an annuity. I can increase the amount of quality rental housing in a tight market or I can take my money and shelter it against the overreach of a tyrannical state legislature intent on restricting MY private property rights. This is a problem that you and your environmental/regulatory cronies have created at the local, state and national level starting with the Dodd/ Frank act of 2004, ironically.

Right now, as I write this, I have plans on my desk, plans to build another 3, 1600 sq ft 3 bed 2 bath rental homes in Central Point's very desirable Central Point Elementary school district. This is within walking distance of the grade school, middle school and high school, banking, shopping, daycare and libraries. Right next to those plans are the first two Notices to Vacate. I'm struggling with what to do. These tenants are more like friends and family than tenants. I have seen their kids born and grow up. I send them gift cards for a family night out at a local restaurant each Christmas. And you're going to destroy those relationships and uproot families because you want to legislate morality, and I must find a way to protect myself lest I end up losing my home and my future due to your inexcusable ignorance.

So, as usual, government will create a bigger problem trying to solve a problem they created. More tyranny from those with no idea what liberty is.

Art Kent

May 4, 2017

I have evicted two good tenants in response to the house passing this bill. One home hit MLS this week and the other will list next week. I expect to build and sell the three units in Central Point if this passes and I will sell my remaining units.

Art Kent

I would rather be exposed to the inconveniencies attending too much liberty than those attending too small a degree of it." --Thomas Jefferson