

Rosenberg Corey

From: Kent Wetzel <kwetzel100@gmail.com>
Sent: Thursday, May 04, 2017 5:19 PM
To: SHS Exhibits
Subject: HB 2004-A vote NO

Dear Senate Committee of Human Services,

I'm Kent Wetzel, a rental owner /landlord in Klamath Falls, Oregon. I'm writing you to express my opposition to HB 2004-A. I treat my tenants like customers and am on quite good terms with them. I realize there is a shortage of clean, safe, affordable housing and try to do my part to fill that void and help revitalize the community.

HB 2004-A has the potential to make it more difficult for me and other owners/landlords to do that. It takes away some of the tools we have to protect our property, our other tenants, our neighbors and community for bad tenants who cause problems and could retaliate against others who have complained about their behavior if more detailed formal steps had to be taken to get a problem tenant out of a property. It also disincentivizes people from investing in rental property. It is a business of sorts and as such making a profit is important. If paying for relocation costs wipes out the years profits why take the risk? Why deal with the headaches? And to further add to that risk you want to add rent control which means my rent can only go up X but my expenses go up Y I'm losing money. The only recourse being to raise rents the maximum allowed amount whether or not expenses went up each year.

The government has tried to get into the landlord business before and it wasn't a successful venture. Remember the projects? No one is better suited to manage my property and protect my tenants than me. I've got skin in the game as do the many other owners/landlords in Oregon. The rental market will stabilize on its own given time. More housing will be built and the remaining foreclosures will be purchased and renovated. Don't jump the gun. The demographics, studies, and surveys I have read indicate more people will continue moving to Oregon and fewer people are looking to buy their own home. Renting affords them more freedom to move around and persue their passion or find better jobs without the risk of owning a home. Oregon will need more landlords, not less. If you enact this proposal you risk driving people away from owning rental real estate and further exacerbating the problem of find a place to live in Oregon. Do what you are good at and protect your constituents by voting no on HB 2004-A and let those of us who are willing to take the risk and deal with the late night phone calls to do what we are good at and continue providing housing to those that need it. Thank you.

-Kent Wetzel