

Dear Representatives and Senators,

My name is Marc Grassauer, I live at 2925 Miles Way, Eugene, OR 97404.

I'm writing to regarding HB 2004-A. I am a small local landlord and I am concerned if this bill is passed by the legislature and becomes law. In twelve years of being a landlord fortunately I have not had to evict anyone yet but I have come close a few times. I really try to be an excellent landlord and no matter the circumstance I try not to make situations worse for any my tenants when situations arise.

My goal is to find long term tenants to reduce work and wear and tear on tenants moving in and out frequently. Keeping my tenants happy and providing a good atmosphere is very important to achieving that goal. If you have a situation where a tenant is disruptive to the neighborhood peace or is causing damage to the property I would like to limit the losses by having the no cause eviction as an option or tool.

With the current laws limiting landlords ability to screen tenants like we had in the past and by the way I understand why those rights are necessary I see having the no cause eviction as a tool or mechanism to counter this risk.

I feel that if this legislation becomes law the risk factor will definitely go up and so will the rents. Its basic economics. Landlords will sell their investments to avoid losses, shrinking the rental inventory.

I know there is a drive in the current legislature to help and assist with the housing crunch with regards to rental housing. I think more restrictions to landlords will have a negative affect to the 98% of the tenants that are good. We need policy that doesn't make it harder on them that are the vast majority and also protects landlords from the 2% that are a much higher risk.

Another suggestion would be incentives to landlords, builders and developers to build more affordable housing. First step is to tell the City of Eugene to stop dancing around with all their silly logic that the UGB doesn't need to be expanded, this will I think guarantee have a big direct impact to lowering land costs. Also make it easier which will make it cheaper to develop land and finally give some incentives to make affordable housing through scaled down SDC's would be very helpful.

Thank you for your time and your service.

Marc Grassauer