

**From:** Chris  
**To:** [SHS Exhibits](#)  
**Subject:** Please do not pass HB 2004-A I am an apartment builder and owner.  
**Date:** Thursday, May 11, 2017 1:58:13 PM

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Please do not pass this bill!

We are working on smaller, modular affordable apartment complexes to assist in the high demand. Single bedroom units in the 400 sq ft range at an affordable rate. IF this passes- we will kill the development of these projects.

**IF this is passed- the new model of when an apartment is purchased- the NEW owner will require the old owner to REMOVE ALL tenants (absorb the cost) so he then can have a new price level to rent out at. This is TERRIBLE for renters!!!!**

**This is the way a new owner can make the improvements and get market rent.**

Forcing the owners of apartments to absorb the issues lack of housing is a short sided plan. This plan significantly reduce the number of apartments planned in the future. It severely impacts the owners of older buildings as they continue to manage and improve the aging assets. By de-insentivising them to make needed improvements (Relocation costs/rent). These units deteriorate.

To tell a business owner to cap what rate they can charge after they have invested their life's savings into a apartment complex ONLY when the market is strong is pure abuse.

If a landlord does want to improve an apartment and puts \$10,000-\$15,000 in to redo the bathroom and kitchen- They can only charge %5 more? Or would have to pay relocation fee (3 months rent?) Just to get this done? It will not get done until it gets absolutely falling apart.

The other question is- will the government provide a subsidy or relief if the rental market is overbuilt- which will happen if the demand is high enough. If/when the rental market drops- will they bail out the apartment owner- HECK NO.

This bill will ultimately reduce the number of units and displace more people and drive rents up. It will also reduce the value of EVERY apartment sale as the new owner knows they will have to pay to remove ALL tenants.

**Again!!**

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