

**From:** Judith Kiss  
**To:** [SHS Exhibits](#)  
**Subject:** OPPOSE HB 2004-A  
**Date:** Friday, May 12, 2017 10:39:46 AM

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“I’m a landlord in Marion County, and I urge you to oppose HB 2004-A.” Because of this bill there are a lot of us who are just putting our Houses on the market for sale....ultimately reducing the rental market even more.

I have worked my entire life to invest in my retirement which is why I invested in a rental property. Why is the state trying to control landlords who have done nothing wrong. This my property and if at any point a tenate is destroying it I should have the right to evict them. "Landlords" incur significant losses due to destruction! Stop this bill! It is not right.

Not only that but, according to Oregon Housing and Community Services, we have a shortage of 150,000 units affordable to Oregonians at 50 percent of area median income (AMI) and below. With about 19,000 market rate units permitted in 2016, it will take a significant amount of time to catch up on supply. We need more rental supply not rental control.

Bend has embraced an array of innovative policy solutions to the crisis including reducing impact fees we charge builders and providing incentives for density, taller buildings and cottage developments. They have removed prohibitions on homeowners who want to build accessory dwelling units, and they may help finance their construction.

Consider reducing property taxes for owners of rental properties allowing us to invest in more rentals to help the shortage crises.

Tenants should be required to take care of rental properties and be fined heavily by the state if they destroy them.

Sincerely,  
Concerned Landlord!