

From: Susan Roesler
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Friday, May 12, 2017 7:40:57 AM

I have never written or commented on a bill prior to this, but this bill is not well thought out and I believe will have a negative affect on availability of rental housing--which is already reaching a crisis point.

As a realtor I have heard of SEVERAL investors (both mine and those of colleagues) who are making plans to sell rental house investments in Oregon and pursue other investments or purchase in other states more favorable to owning investment properties. These sales most often result in owner occupied properties, removing the home from the rental pool...thus creating LESS available rentals than beforehand.

Also, as a landlord, I strongly dislike the section that eliminates that ability for the landlord to specify if at the end of a lease term a new lease term be put in place (allowing tenant to have control over month to month or lease terms). I, and several others, who own rentals in college towns (such as Salem), need to be able to put one year leases in place---or sell the property. My leases have always been for one year, June 1-May 31 and I've rented to many students through the years. If suddenly I have a group that wants to stay just an extra few months will miss my "window" to re-rent to students for the following school year. Student rental leases are usually arranged at about the same time each year that the colleges require housing deposits for the dorm living for the following year. This law will cause many investors of student housing to walk away. This will seriously have a negative affect on the availability and pricing of rentals available to students across the state (and I KNOW the colleges cannot accommodate all these students on campus).

Please re-consider passage of this bill. I see several problems with it as written.

Susan Roesler, broker
Summa Pacific Cascade Realty

--

Sent from Gmail Mobile