

From: Peggy Lee Combs
To: [SHS Exhibits](#)
Subject: Please vote against HB 2004A
Date: Thursday, May 25, 2017 10:56:53 PM

Dear Senator Knopp,

Please vote against HB2004A. I appreciate your consideration.

I am all for some affordable housing solutions. However, I do not believe that only landlords should be paying the costs. Why should we burden already over-burdened landlords? Perhaps the cost should be spread over all the taxpayers. What is being proposed takes ownership rights from the property owners and gives them to the tenant.

Right now there are not enough rentals. This is simply the law of supply and demand which goes up and down over time. One reason there are more renters lately is that so many folks lost their homes due to shortsale or foreclosure so may not be able to buy for awhile. They will eventually be able to buy again so the market will go back the other way. A lot of those foreclosures were the result of poor decisions by buyers trying to flip homes or buying something they knew they could not afford. Many of the buyers gave their homes back to the bank because they did not want to be upside-down in them, so they made that choice. The glut of foreclosures was much worse than it needed to be because that. Our market took 10 years only to get back to where it was. I am not ahead by any means, only back to where I was.

Because of all the buyers who made bad decisions I was also upside down in my properties through no fault of my own. I made all my payments on time and held all my properties through the long long recession. So, why shouldn't I have some small reward now? Please quit trying to artificially control the open free market.

I have not yet seen any bills proposed that would help landlords. How about an easier or more consistent way to collect for damage or unpaid rent? How about a fund provided by all renters that goes towards landlords that have a vacant property while damage is repaired?

In our town there are apartments being built all over town, I could not even count the units. I do not think measures like this bill will be necessary. Builders are responding to the need for homes and apartments. Things will naturally take care of themselves just like they should.

There are many un-intended consequences with the proposed bill. I already know of landlords selling their properties because they don't want to deal with it, this was the tip of the iceberg for them. Many landlords are already raising their rents higher than they would have normally contemplating the additional expense. Owners will not be able to keep the properties maintained properly with all the additional expense. I could go on and on.

I have had tenants say that their rent was raised more than usual because their landlord was afraid of these new rules, so even many of the tenants do not see this as a good thing. Where the landlord may have given a no-cause notice to make it easier for the tenant, they are now sending a notice on

each little violation not letting anything slide so they could have a way to evict if necessary.

I saved, sacrificed, and worked hard for my property. It has not been easy. Now, they want to take away my property rights and give them to someone else. When I decide to sell my property so I can retire then I will have to pay for a tenant's moving expense? It is changing the rules in the middle of the game, not OK.

What is being proposed is really another form of welfare, only the funding would be coming from a small group of citizens. I am confident that you trust in the ebb and flow of the fair and open market. If the State of Oregon wants to give a handout to tenants they need a better way to pay for it.

Thank you for taking the time to read my concerns. I urge you to vote no.

Thank you,
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