

Rosenberg Corey

From: Kerry Reich <kerry@ktreich.com>
Sent: Monday, May 22, 2017 1:24 PM
To: SHS Exhibits
Subject: HB 2400 B

Hi Guy's,

I have been a landlord for 30 plus years through good and bad times. I'm also a small business man and home builder.

As a landlord I have never used a for cause eviction with the exception of the forced eviction for non payment of rent. If we do not have a no cause eviction then we are forced to use a for cause eviction which gives the Tenant less time to move and we have to in some cases bring forth the person that is complaining about the tenants behaviour which we try not to do. All though I'm sure there are bad landlords as there are bad tenants this is no way to solve the problem. Rents are going up because there are too many people trying to rent the same unit. This problem is solved by making home ownership more available. All this type of regulation really does is hurt the market less units are built as nobody wants to deal with the new regulations and threats of more to come.

These are short sighted solutions put forth by poorly educated people. The market has to be allowed to work it will fix the problem it will not be painless but neither will this solution and it will never solve the problem. If the rents are high more units will be built. If the rents are high more houses will be built as tenants will want to own homes again. As soon as these things happen there will be an apartment glut.

I was in Salem the last few days and caught the Portland landlord regulations on the news. During that news cast they showed the poor family that was complaining and took a tour of the apartment. The unit was a pigsty the tenants didn't even bother to clean it for the camera crew. Now I can evict those tenants with cause for that as it is a violation of my rental agreement or I can give them 30 or 60 days to move out. I think given the option the tenants would much rather have the extra time to move.

As always the do gooders are not helping the problem. Fixing some of the banking regulations would help for sure. Completely changing the appraisal system should be the first thing that gets done. If you are looking for input in that area I would be happy to help. It should be based on construction price first not last with a deprecation system for the age of the unit if it is not raw land then the comps should be taken into account. It also has to have a forward looking part to the appraisal as new homes cost more than used homes or new homes built last year. Right now appraisers are forced to take last price as the high instead of the new price which make the profit margin to low for most contractors to make a living. There are entire communities where people are forced to sell there home for well under what then are worth as the banks appraisers will not appraise there homes at true value the fact that they have a buyer at that price makes no difference. All that is really going on is the banks are getting a higher LTV that way which they like. This is the single biggest problem we face right now in the housing market. Solve this and the rest will take care of its self.

It is my hope you really do read this and if office staff is reading this please forward this to Alan I know you will receive a lot of mail but the appraisal system really needs to be addressed.

Good luck!!

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