

From: Debramathews
To: [SHS Exhibits](#)
Subject: HB2004
Date: Friday, May 26, 2017 10:12:40 AM

Dear Senators and Citizen Legislators,

I am writing to state that I oppose HB2004.

While the intent behind this legislation is well-meaning, I believe it is short-sighted in nature. My reason for this belief is based on personal experience.

My husband and I have owned 2-4 rental properties for the past 25 years in the Portland Metro area. We've always been reasonable landlords and as a result have had long term tenancies. We are not the "greedy property owners" some would make us out to be. We've allowed a tenant who was laid off to skip a month of rent. And gave another tenant who had to take two weeks off from an hourly wage job to care for a sick parent a 1/2 month rent credit.

When the city of Portland pushed through an "emergency" version similar to HB2004, one of our tenants had just given notice as he was moving out of state. Our rentals were in a very high demand neighborhood and there was a waiting list for people wanting a rental. After reviewing the new city landlord/housing ordinance very carefully, we decided not to re-rent and put the rental property up for sale. We had multiple offers within 30 minutes of going on the market. The property sold to an owner occupant. Good for the condo building but bad for the rental inventory.

A month later our remaining tenant gave notice as he was getting married and moving into a larger place. We opted to sell and again had multiple offers. And again the condo sold to an owner occupant.

In the space of two months we removed two high demand rentals from the market specifically because of the new ordinance.

The risk of HB2004 passing is having the same effect on many of my longtime clients who own rentals. They are listing them for sale. In a market with very limited resale housing inventory, a huge percentage of these listings are being snapped up by owner occupants. This only serves to further deplete rental inventory, and potentially push rents even higher.

I respectfully request that you vote NO on HB2004.

Thank you for your time and consideration.

Sincerely,

Debra Mathews

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Sent from my iPhone. Please excuse any typos/grammatical and spell check errors.