

Rosenberg Corey

From: april swift <april.swift@gmail.com>
Sent: Friday, May 05, 2017 3:11 PM
To: SHS Exhibits
Subject: No on HB2004

Dear Committee Members,

I have provided housing to 36 people in the last 7 years in Corvallis, Oregon. My business just breaks even and I'm proud to provide safe, clean rentals in good repair. I've spent tens of thousands of dollars in the community from maintaining my rental. I break even or have a loss every year.

Eventually, I will sell and my hard work and sacrifices will pay off and contribute to my retirement.

Meantime, I also provide work for Duct repair companies, furnace companies, pest control companies, gardeners, handymen, local material and equipment stores, electricians, plumbers, roofers, and insurance as I maintain my investment of the rental. I do not pay myself for the work I do.

I adhere to Oregon Landlord/Tenant laws and have adjusted over the years to the addition of more restrictions and obligations for landlords/owners, but HB2004 is going too far.

If HB2004 passes, the risk of being a landlord will be too great, I am looking into another way to invest my hard-earned money. I will sell the rental and put my retirement nest egg into a less risky investment. Thus, my rental will not be available. Thus, less housing.

HB2004 will not create more housing, it will diminish it, because managing rentals will not be a good investment and people will get out of the rental business. Thus, fewer rentals on the market.

HB2004 will not lower rents because for the property managing companies, or others who can not sell/change investments, they will be forced to pass on the costs to renters in order to stay in business. Thus, the rents will NOT get lower.

People who are in the rental business have a business. We must be able to make ends meet, provide income for the workers, and make a reasonable profit in order to stay in business.

HB 2004 will stop this and there will be FEWER rentals, less jobs generated related to housing, and/or higher rents.

There must be a better way to get more housing other than sabotaging the very people who are providing housing!

Thank you for your consideration,
April Swift, Landlord/Owner
Corvallis, Oregon

Rosenberg Corey

From: april swift <april.swift@gmail.com>
Sent: Friday, May 05, 2017 2:50 PM
To: SHS Exhibits
Subject: Please, No on HB 2004

Dear Committee members,

I am writing to urge you to NOT pass HB2004. I am a small business owner. I turned our family home into two rentals. I've provided housing to 35 tenants since 2010. There were many students who stayed 1-2 years, three married couples, two families with children, two retired vets, and one younger veteran. That's 5-6 people each year I've provided housing for in Corvallis.

I am a member of Linn-Benton Rental Housing Association and I am very proud to be a landlord who follows the law, doesn't discriminate, has a fair system of screening for good tenants, makes sure my rental is safe, clean, in good repair, and attractive.

My business, my house, my rental has generated jobs for gardeners, electricians, plumbers, pest control businesses, tax accountants, contractors, deck builders, roofers, furnace and stove companies, appliance sellers and repair people as well as for people who work for the gas, electric, and water providers. For more than seven years my rental has been part of Corvallis generating jobs and housing.

My point in outlining the above credentials is that my rental is valuable to tenants in Corvallis and contributes to the vitality of Linn-Benton County working community.

Over these seven years I've updated myself on Landlord/Tenant law and have experienced the law changes requiring me to take on more and more risk. The tenants seem to have more rights than I do about my rental house. Over the years, I've adjusted and accepted what the landlord/tenant coalition has worked out.

But, this year HB 2004 is asking landlords to take on far too much burden for tenants this time. The risk is becoming too much for me to do business. I operate on a narrow margin of profit due to upkeep, maintenance, and repairs. It doesn't make sense to for me to stay in business when the cards keep getting stacked against me.

Owner/landlords are not the cause of the housing shortage. Not enough housing is the cause. If I remove my house from the rental business, there will be 6-8 more people that won't have housing, not to mention work for my gardener, equipment and local supply stores, my handymen, etc.

HB 2004 makes it more difficult to provide rental housing, so HB 2004 will most likely cause less housing to be available.

Thank you for your consideration,

April Swift

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