

January 27, 2016

Representative Gene Whisnant
900 Court St. NE H-471
Salem Oregon 97301

Subject: HB 4001

Dear Representative Whisnant

I am writing to urge you to vote NO to HB4001 which would implement rent controls and other damaging regulations as they relate to rental housing. I am a small time landlord and are not affiliated with any large out of state apartment developers. I have invested blood, sweat and tears in our small portfolio of seven properties that we manage ourselves to save the cost of professional management fees.

The properties represent our retirement income and to place rent controls would severely hamper our planned retirement. I provide housing for 27 tenants some of which I have rented to for 10+ years. If the proposed rent regulations were enacted into law, I may have to decide whether to take advantage of the increased property values by selling the properties which would likely take these properties out of the rental pool as they are single family properties. I doubt we would be the only owners to pursue sale of our properties if these regulations were forced upon landlords. Remember back in the days of sub-prime lending when everyone who could sign their name, qualified for a home loan and good tenants were hard to find. I had to offer concessions and even lowered rent to attract good tenants. There was no legislation proposed then to put a floor under our expected rents....we just had to go with the free market which is what is happening today.

Again, please say NO HB4001 and let the free market control our destiny. No other product for sale like cars, clothing, or owner occupied housing has a cap on how much the selling price will be. The price is dictated by the free market on a price that is agreeable to both seller and buyer.

Sincerely,



Ron Edgin
740 NW Sonora Dr.
Bend Or 97703