

Dear Committee Members,

I am writing concerning HB2004 because I feel it is unfair to people in my situation.

For over 20 years I have owned and managed a small 4 plex in NE Portland. During that time I have been fair and reasonable with my tenants and rarely have I ever had an issue. My philosophy has been I am providing people a home, and I treat them as if I were living there.

Now I am feeling judged and persecuted because of a group of corporate landlords who have been greedy. I am self employed, 64 years old, and don't have a pension. The 4plex is my retirement.

How fair is it to have rent control on my apartments now that I have worked so hard to maintain them? How fair is to have rent control on my apartments so when I sell the building, the stagnation of rents by rent control will make it less valuable? Explain to me how I am not being punished for being a good citizen, and how your actions could seriously affect my retirement after being a good landlord.

Please realize that a lot of people in my situation throughout the state don't feel like yelling and screaming at meetings about this.

It seems now a days that all that the politicians listen to.

So when you vote please consider my situaiont as well.

Sincerely,

Jaymes Walker