

March 1, 2017

**RE: Public Hearing for HB 2004 on March 2, 2017 at 5:00 pm**

TO: Housing Committee Members

We are against HB 2004. We are mom and pop landlords who own a few units, representative of many in Portland. We understand the housing situation, we have two adult children who are renters. Just as PERS recipients believe their retirement funds are sacred, our rental properties are our sacred retirements.

I think 'rent controls' are a braking mechanism on housing supply. They represent more overreach of government and send a message to the future business investment community of Oregon that the playing field will be tilted at any time. So buyer beware.

HB 2004 represents an attempt to 'do something', even if it is the wrong thing. It is a reactionary response to a situation that landlords did not create, allowing activists to manage our business and adding a layer of bureaucracy, creating inefficiency in the marketplace.

We all want an affordable housing situation, HB 2004 is not the way to proceed.

Thank you

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