

Dear Legislatures,

Thank you for serving our great state of Oregon by becoming involved in state government.

I'd like to object to the proposed bill, HB 2004.

If the bill passes, affordable housing will become a joke. Rents will have to be higher to pay for the onerous move out costs. If you do a "for cause" move out request that could besmirch the reputation of the renter. It puts everyone in a very serious bind.

With rent control, people will lose interest in investing in housing. Housing will become scarce as more people move here from the frozen northern states, humid states, and tornado alley. That's why builders are building so many rental units all over Portland, especially on the east side. People are moving here in droves!

This bill will force owners of rental units to turn their units into condominiums.

Or the owners won't be able to afford repairs, the cost of which can be enormous when their place needs to be replumbed, reroofed, rewired, remodeled, resided, and retrofitted for earthquakes.

Soon the market will become glutted with apartments, and the market will drive the price down as owners lower the rents to attract renters to fill their spaces. Let that happen instead. Have you seen all of the building all over Portland of small apartments? It's not fair to those builders either. They came here to build because we do not have rent control! Now, you going to drop that one on these new owners? Not fair!!

No need to do these things artificially. You'll create a problem that will be very hard to solve.

Yours,

Susan Spears