

Please vote against House Bill 2004!

This is a lose/lose proposition: In the long run it is very bad for renters as property available to rent gets scarce. And it is very bad for property owners since it is costly to them and it shifts a lot of the control of their property to someone else.

I've seen this before.....I saw similar legislation pass in Berkeley CA. Very quickly it became hard for owners to cover their costs so many of them either cut back on maintenance or sold their property to owner-occupiers. The net result was it was quite difficult for anyone to find a rental in Berkeley for any price. Eventually the city counsel saw the damage that was happening and changed the law, but it was years before the rental market recovered.

Renters and the Oregon economy are the big losers on House Bill 2004 since rental supply drops and what's left becomes more expensive as owners cover their additional cost stemming from this poor legislation. Ultimately owners will do ok by selling their Oregon property and moving their rentals to other states who appreciate having places for their citizens to live.

Sincerely yours,

Tim Mosteller