

March 3, 2017

House Committee on Human Services and Housing  
Oregon State Legislature  
900 Court Street NE  
Salem, OR 97301

Chair Keny Guyer, Vice Chair Olson, Vice Chair Sanchez, Members of the Committee:

Yesterday, March 2<sup>nd</sup>, I testified in support of HB 2004 in my official capacity as one of the convenors of the Oregon Housing Alliance. Today, I want to submit to you a letter as a resident of Portland, Oregon.

Personally, my husband and I own a house that we rent out to two very lovely people. We regularly receive letters asking us to consider selling this house and our house to cash investors. Last week though, we received a letter from a realtor, who wanted to alert us to HB 2004 and provided us with significant amounts of misinformation.

To quote from her letter (emphasis mine):

*“Local and state government officials, pressured by tenant advocacy groups, are setting their agendas to push back on the real estate market. Proposed bills would have serious ramifications to your property value. If passed, these bills could **freeze rent and also forbid you to tender a notice to vacate to your tenants.**”*

As you know, neither of these are contemplated in the bill. The bill would not remove any right of a landlord to remove tenants either for cause or as one of the business reasons added by HB 2004. It would also not freeze rents.

Thank you so much for your time today, and for your service to our state.

Sincerely,

Alison McIntosh  
Portland, Oregon



# ALISSA COLLINS

LICENSED OREGON BROKER

**w:** Alissa-Collins.com

**e:** Alissa@Alissa-Collins.com

**p:** 503.929.8415

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

The winds of change are blowing hard in Portland. Drive around and you would be hard pressed not to see new buildings going up. As a property owner, entrepreneur, and real estate broker, I am excited to see these changes. They signal that Portland is blossoming into a thriving metropolis. However, not everyone is happy about these changes.

Local and state government officials, pressured by tenant advocacy groups, are setting their agendas to push back on the real estate market. Proposed bills would have serious ramifications to your property value. If passed, these bills could freeze rent and also forbid you to tender a notice to vacate to your tenants.

Interest rates are also on the rise. This change has been anticipated, but you need to know what this means for you. Interest rates and property values are inversely related. This means that as rates rise, buyers will have higher mortgage payments, which in turn could put downward pressure on your property value.

Without question buyers and sellers are going to have to learn how to navigate through a heightened regulatory environment. Before that happens though, there is a finite window of time to sell while your property value is at an all time high. The best selling months are coming up soon and now is the time to get your ducks in a row. Give me a call and let's talk about what this would look like.

Sincerely,  
Alissa Collins  
M Realty

**M Realty LLC**  
1465 SE Hawthorne Blvd  
Portland, OR 97214

