

Rosenberg Corey

From: T. H. <nwdiva@gmail.com>
Sent: Monday, May 01, 2017 3:56 PM
To: SHS Exhibits; Sen Riley
Subject: HB-2004A

Dear Senator Riley and Public Hearing Testimony Submission for Wednesday, May 3, 2017:

As your constituent, I'm writing to oppose HB 2004. This is an ill-conceived response to the financial crisis that lingers from 2008.

In the midst of a housing crisis in many parts of the state, HB 2004-A presents many unintended consequences that will actually make the situation worse. Rather than focusing on increasing supply of housing, the bill will make it even more difficult for existing landlords and will significantly stifle the development of new multifamily units.

I oppose House Bill 2004-A. There is no compromise on rent control. This is simply bad policy that will hurt the people that it is supposed to be helping. Almost universally, economists agree that rent control is a bad thing and does not work. Among the unintended consequences are:

- It discourages new investment housing when we need it most;
- It discourages maintenance and needed upgrades;
- It reduces household mobility;
- It encourages the conversion of apartments into condominiums;
- It requires landlords to pay for evicted tenants to move; and
- It allows tenants one year to file a complaint for any violation of the bill with 3-months rent + damages due to the tenant.

****I don't understand why only landlords are being targeted to shoulder the burden of all of Oregonians' increased expenses. I ask:

- 1) Did the banks that foreclosed on a wide swath of homeowners pay the homeowners' moving expenses, plus a little extra?
- 2) Do employers who fire or lay off employees have to pay those employees severance?
- 3) Are cities and counties restricted from raising utility rates?
- 4) Are private utilities of much needed power/garbage services (including phone and internet) restricted from raising their rates?
- 5) Are insurance companies restricted from raising their rates?
- 6) Are repairmen restricted from raising their rates?
- 7) Are grocers restricted from raising the price of much needed food?
- 8) Why is the Section 8 program limited to non-existent?
- 9) Etcetera...

I don't understand why only landlords are being blamed for increasing costs of daily life? All of the above pose financial hardships to ALL people – including landlords. The banks get off scott-free for killing our economy, but you hold the mom and pop landlord accountable? I can only think that it's because we are easy targets and don't have significant resources to hire lobbyists and attorneys...?

I know I struggled during the crash and barely held on. Now I'm being rewarded with being severely regulated? I DO NOT live high on the hog.

I live in a little 1100 sq ft house in Cornelius and my rentals provide a little extra income. I still have to work 9 - 5 to make

ends meet.

I could understand if a major institutional investor bought a large apartment complex and kicked EVERYONE out to refurbish. But I don't understand why those of us who are small time landlords are also being included. I will sell - which I have been doing since the last legislative session. Rental house #1 is sold. Rental house #2 is now pending. Then I will list for sale rental house #3 and 4. And they are NOT being sold to investors. So now where will tenants go?? Think about it...

I am a diehard Democrat, but these constant attacks on mom and pop landlords have pushed me to give up on Democrats in this state and support Republicans instead because the legislature now wants to take away my livelihood and retirement. NOW I understand Republicans' stance against ill-thought-out regulations.

Please represent me and your constituents at the state capitol. Look at the facts. This is a bad policy. We should be working on better solutions to raising rents like increasing supply!

Thank you for your time and consideration.

PLEASE VOTE "NO" ON HB 2004-A

Respectfully, your constituent,

Ms. Tori Hackney
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