

Rosenberg Corey

From: Carol Hoon <orcarolhoon@gmail.com>
Sent: Tuesday, May 02, 2017 8:05 AM
To: SHS Exhibits
Subject: Oppose HB 2004-A

Good morning,

I am writing in opposition to HB 2004-A. As a landlord of 4 units in Josephine County, I believe this legislation will do more harm than good. There will be many unintended consequences, one of which will be much stricter screening of applicants. I would rather see my property sit vacant than rent to someone whom I would like to give a no cause notice to, but now will not be legally allowed to. I have never had to give a no cause notice in 7 years of property management in Oregon, but the option **MUST** be available. I have rented to people with questionable credit. If you pass this legislation, I will **NOT** rent to them. This is excluding a rather large segment of the population. I think it is also extremely unfair to expect a landlord to pay exorbitant relocation costs.

I also do not think the housing problems that Portland is facing are applicable to Josephine or Jackson counties. It is not fair to inflict this legislation on the entire state. Perhaps Portland has created these problems for itself. In an unhampered market, the equilibrium rental price occurs where supply equals demand, and the market rate for an apartment perfectly matches tenants with available units. If the government disrupts this equilibrium by setting a ceiling far below the market-clearing price, then it creates a shortage; that is, more people want to rent apartment units than landlords want to provide.

In summary, if the goal is to provide affordable housing to lower-income tenants, rent control is not the solution. Rent control makes apartments cheaper for some tenants while making them infinitely expensive for others, because some people can no longer find a unit, period, even though they would have been able to at the higher, free-market rate. Furthermore, the people who remain in apartments — enjoying the lower rent — receive a much lower-quality product. Especially when left in place for decades, rent control leads to abusive landlords and can quite literally destroy large portions of a city's housing.

Thank you.
Best regards,
Carol Hoon