

## Rosenberg Corey

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**From:** Salholm Family <thesalholms@comcast.net>  
**Sent:** Monday, May 01, 2017 7:58 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004-A

Mr. David Salholm  
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May 1, 2017

State Senator Lew Frederick  
State Capitol, Room S-419  
900 Court Street, NE  
Salem, OR 97301

Senator State Senator Frederick,

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 know of long time landlords who are selling and discontinuing the business because of the rent controls Portland has put in place. This is reducing rental stock because the homes become owner occupied. I know landlords who need to move out a tenant but must give a for cause eviction. In the past they would have done a no-cause so the tenant could find another home. Now the tenant is more likely to end up on the street. This is bad policy.

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!

Respectfully, your constituent,

Mr. David Salholm