

Rosenberg Corey

From: MGCPB@aol.com
Sent: Tuesday, May 02, 2017 12:03 PM
To: SHS Exhibits
Subject: HB 2004A

Dear Lawmakers:

If the problem is low supply and high demand I don't see any solution in this bill. What is needed is incentive to keep rental investors interested in continuing to provide quality properties and investing in more properties. This bill does none of that, in fact it deters such investment. Who will want to build or convert new properties if rent control is in the realm of future probabilities? Not me.

How does this bill help tenants in any way? I know it will increase costs, which will increase rents. That just makes the problem worse. Owners cannot have or expect higher costs without a means to pass them on or curtail them. So, with more expensive laws there will be higher rents. I don't see any relationship between this bill and helping solve the problems at hand. So why exacerbate the problem? I recommend, as a rental property owner, that "do no harm" is the best policy unless you have a real solution. For instance come up with incentives to create building of rental properties, or have the agencies get into the rental property business themselves (this usually isn't a good idea, but may be necessary if you really want to solve the problem). Or consider that there are cycles to markets and that they will fix themselves over time.

Please don't pass these proposals as they do harm and solve nothing.

regards,
Mike Carey
Southern OR