

Rosenberg Corey

From: Charles Radebaugh <cradebaugh@yahoo.com>
Sent: Tuesday, May 02, 2017 11:52 AM
To: SHS Exhibits
Subject: Oppose HB2004A

Dear Honorable Senators,

I am writing to OPPOSE HB 2004A. We are small landlords in Eugene but have more than 4 properties.

This is a supply and demand issue pertaining particularly to Portland. Oregon is a desirable area to live with a good job market but unfortunately does not have enough housing for population growth. This issue should be left to county government since they regulate new construction. It never has been nor should it be a function of government to regulate supply and demand. Government does not regulate wood products, computer companies, oil supply. Prices are determined by the marketplace and housing should be no different. You would not try to regulate commercial property.

Rent control has historically been a dismal failure. Government does not have the authority to determine rate of return on investments. If rent control is allowed, rents will rise every year by the amount allowed - just like property taxes rise 3% a year because that is what is allowed.

Provisions in this bill make it very costly to sell a property which is would like to do to supplement my retirement.

Finally, government should direct solutions to increasing supply.

Thank you for your attention to our needs and to needs of ALL Oregonians,

Charles and Connie Radebaugh
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