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May 2, 2017

State Senator Elizabeth Steiner Hayward
State Capitol, Room S-215
900 Court Street, NE
Salem, OR 97301

Dear State Senator Steiner Hayward,

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.

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. Michael Wardwell