

## Rosenberg Corey

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**From:** Martha Morton <marthafm@gmail.com>  
**Sent:** Tuesday, May 02, 2017 3:12 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004

Dear Legislators:

As a Realtor licensed in the State of Oregon, I deal with people daily being adversely affected by the escalating cost of housing in the Portland metropolitan area. Initially, imposing rent control may appear to be a good solution. But we must look a little further to see what other issues it will cause. By imposing these burdensome regulations, landlords will have no choice but to increase the deposit amounts. Many will sell their properties being unable financially to keep their rental properties with such limited control over their own assets and with the possibility of exorbitant fees and fines.

We have to look further because there appears to be multiple causes for the lack of housing. I totally get that we do need regulations and inspections but is there some way to reduce the time and the expense to build new housing units?

I think we only have to look back a few decades in our history to realize that more laws and rigid control over individuals are not necessarily the best option. Look how well prohibition worked.

Let's find solutions, not impose more laws.

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