

Rosenberg Corey

From: IHManager <IHManager@imagesproperties.com>
Sent: Tuesday, May 02, 2017 4:24 PM
To: SHS Exhibits
Cc: IHManager
Subject: House Bill 2004

Dear Chair Gelser and members of the Senate Human Services Committee:

The following is in regards to the current rent and eviction control bills being considered by the Oregon Legislature, in particular House Bill 2004:

While the concept of rent control always sounds like a simple way to protect low income renters from the machinations of greedy landlords, it frequently is not.

In the vast majority of communities where it's been implemented, rent control has been shown to primarily protect a few long-term tenants, while inhibiting investment in and development of new and, in particular, affordable housing. The renters it is designed to protect end up either trapped in an apartment because of the lack of reasonably-priced options to which to move, or are forced to leave the community entirely to find another home they can afford.

If the goal of rent control is to keep housing affordable for lower income residents, there are a variety of other solutions that address that in ways that better support that goal.

In fact, rent control typically leads to tighter rent restrictions and screening, further limiting access to affordable housing for those who need it most. It also results in higher move-in costs for renters and decreased upkeep from landlords. And perhaps most importantly for affordable housing, it can severely dampen the investment in and expansion of rental housing stock, leading to decreased tax revenue and jobs.

The current increase in rents is due in large part because the supply of housing is so tight compared to the need. We should be looking at ways to increase the amount of rental housing in Oregon, not trying to solve this problem with further regulation and restrictions against those who are providing it.

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