

Rosenberg Corey

From: jbconstructionpdx@gmail.com on behalf of Jim Bruce <jimbruce@jbconstructioninc.com>
Sent: Tuesday, May 02, 2017 3:31 PM
To: SHS Exhibits
Subject: HB 2004-A

I urge the Senate to reject this bill. it will not solve the housing problem. It will do the opposite.

Look at the latest housing statistics and you will realize that the market is providing many thousands of new units. They will continue to do so if unimpeded, and that will lead to an oversupply, which in turn will lower rental rates. History has proven that developers will always "over build" and that is exactly how to get out of the housing crisis!!!

Study the Portland inclusionary zoning ruling fallout. New permits are at a standstill. Don't shoot yourselves in the foot over this.

Yesterday's rental rates will never come back. The best you can do is lower regulations so that costs are minimized and there is a clear attraction to develop future projects.

DO THE RIGHT THING

Thank you,

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