

## Rosenberg Corey

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**From:** Ilyse Ball <ilyse.ball@gmail.com>  
**Sent:** Tuesday, May 02, 2017 4:56 PM  
**To:** SHS Exhibits  
**Subject:** Vote NO on HB 2004-A

Please do not pass HB 2004-A. Yes, we have a housing crisis. But, NO, this bill is NOT the answer. I implore our representatives to listen to economists. Rent control hurts the very people it tries to help. Personally, I lived in San Francisco in a rent-controlled apartment. I could see first-hand the problems that it creates and how it significantly rent control not only hurts the rental market, but homeowners, rental property and housing prices in general. In Portland, we are already seeing the effects of the temporary relocation ordinance - and it is not positive for anyone.

Investors are pulling out of housing projects, the number of rental units are decreasing and rents will continue to rise as the number of rental units decreases.

All of the positive progress we were seeing in Portland, after the 90 day notice rule and before the temporary relocation ordinance was passed have been negated. Rents were starting to normalize and the average rent had actually come down by \$40/month. But now, investors are pulling out of projects and existing apartments are being converted to condos.

Please help to reverse that and entice investors to come back to Portland - VOTE NO on HB 2004-A!

Ilyse Ball  
voter in Portland, Oregon