

Rosenberg Corey

From: i»¿Dave Hiller <dchiller@frontier.com>
Sent: Tuesday, May 02, 2017 8:58 PM
To: SHS Exhibits
Subject: Re: HB 2004-A

I am writing this e-mail as resident of Oregon and a multi-family property owner with properties in the Portland area. Passage of this bill would have a negative impact on property owners and tenants. As a property owner, the value of my property maybe negatively impacted and my desire to build or buy new properties will be eliminated. It will be more desirable to build and buy property up in Vancouver where no laws against rent control exist. New building of badly needed rental units will be hurt as new rent control laws become a deterrent to building. Rather the bill as written will move me to leave the business of renting apartment into selling them as condos. Those will good credit and down payment will benefit from this at the expense of the renters.

Tenants will also be hurt as rental property owners will become much more selective. I deal with many renters will less than perfect rental history and/or credit. I often accept them and take the risk associated with a decision to rent to them. I can't afford to take this action if the cities like Portland put in place laws that restrict or control the market. New renters moving to region will face less options when it comes to renting because of the lack of supply. Companies moving to the region may not move here because of it.

In the last 2 years many new properties have come on the market. This is causing a slowing or stopping of rental increase. I have seen incentives such as short term rental reductions or moving cost assistance coming into play. The market forces are working but with new government restrictions they will stop.

I urge you to vote against the bill as I doesn't solve the rental issue just creates more disincentives to solve it.

Thank you.
Sincerely,

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