

## Rosenberg Corey

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**From:** Chris Breemer <Chris@cascadiaassociates.com>  
**Sent:** Tuesday, May 02, 2017 11:12 PM  
**To:** SHS Exhibits  
**Subject:** Opposition to HB 2004-A

Dear Representatives,

I am writing this letter to voice my strong opposition to HB 2004A. Proponents of the bill suggest that it will help to solve the housing shortage that impacts many cities in Oregon. They are wrong.

I am the owner of a small 10-unit apartment building in Portland, Oregon. My wife and I purchased and renovated the building to fund our children's college and ultimately to help us in retirement. We manage, repair, and maintain the building on our own, on weekends, holidays, nights, whenever. We have never performed a no-cause eviction, nor have we raised a tenant's rent by more than 4%. In fact, we maintain many tenants rents less than market value because we do not want to cause undo hardship to them.

HB 2004A is a reaction to a housing shortage that is not caused by landlords. Rather, it is a shortage that is caused by complicated and expensive City and County policies, laws, and regulations that discourage the construction of affordable housing. The solution to the housing shortage is not rent control – it is more affordable housing.

Rather than increasing housing affordability, HB 2004A creates an antagonistic tenant-landlord relationship, and it will have the following consequences:

- Landlords like me will not sign month-to-month leases. Instead, we will sign leases only on a fixed term basis. This will eliminate flexibility that many tenants desire.
- Because we will be penalized for no-cause evictions, when we need to make major repairs, we will be forced to defer those repairs or we will simply raise rent as much as legally allowable until the unit becomes unaffordable and the tenant "voluntarily" leaves. This will diminish the overall quality of rental housing and it will be costly to some tenants.
- Because we are taking on more risk (by not having the no-cause eviction option), we will only accept tenants with the highest credit worthiness. This will eliminate housing options for many people.
- Because we may be forced to pay a tenant to leave, we will increase rent to cover these costs.

Thank you for your consideration,  
Chris Breemer