

Rosenberg Corey

From: Charles Heying <heyinc@pdx.edu>
Sent: Wednesday, May 03, 2017 10:34 AM
To: SHS Exhibits; Sen Courtney; Rep KenyGuyer
Subject: Letter in Support of HB 2004A

Chair Gelser, Vice Chair Olsen, and Members of the Committee, Senator Courtney, Representative Keny-Guyer:

I am writing asking for your support of HB 2004A, a bill that will lift the Oregon ban on rent control and end no-cause evictions. As a homeowner in Portland, I should be happy that property values are going up dramatically each year, but I am not. Rapid changes in valuations benefit a few while hurting the vulnerable. My daughter, a single mother, was a renter in Portland for six years. She sought out the best places she could afford but in her first basement apartment, she was forced out by water damage three times in two years. Her second rental was better and we invested many hours making improvements. Unfortunately this only resulted in their raising the rent and eventually selling the house. Finally, she took a huge risk when the market was down in 2010 and bought a house using a first time homeowner incentives. While the house needed much work, she was so lucky to have done so. If she were renting now, she would be paying more than her current house payment and taxes. Most people are not that lucky.

When we lived in North Carolina, I was on the board of the North Carolina Land Trust. Land Trusts are great solutions, but they is only one tool in a larger toolkit that is necessary to deal with market imperfections that victimize the vulnerable. We need other options that can be more broadly applied. Rent control and limiting the power of owners to evict are not perfect tools, but they do have the ability to limit windfall profits and development that benefits only the high end of the market.

Please support HB 2004A.

Thank you,

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