

Rosenberg Corey

From: Alicia <alicia@ipmg-inc.com>
Sent: Thursday, May 04, 2017 12:17 PM
To: SHS Exhibits
Subject: HB 2004 - A renter's perspective

To All Members of the Oregon Senate Committee on Human Services:

With all due respect, HB 2004 will have catastrophic consequences for landlords and will result in an overall decrease in the supply of rental housing as well as a decline in the quality of rental housing in terms of health and safety. Backers of the bill appear to propose that rent control and tying the hands of landlords in terms of their ability to operate their property in a safe and effective manner will cure the woes of tenants having to deal with a very real housing shortage. **Controlling rents will not make more housing appear**, it will make the available housing that much more difficult to find as people choose to stay put and landlords will not be able to keep up with rising repair & replacement costs for the units they manage. Vacant units will sit for longer as the landlord builds up funds to do turn-over work. I don't know about you, but to me that sounds like LESS units available in both the short term and long term because fewer people moving = less available space; less money coming in from other properties = longer turnover time for vacant units, no money left to develop housing or purchase additional homes to create rental properties.

Oregon is an investor friendly state on account of our low corporate taxes and other legislation. Our policies have done good things in terms of taking care of our residents *and* our businesses. The solution here should be that government, at all levels, should encourage private investors to invest in Oregon by developing new multifamily housing as well as transportation. If there are no available rentals in an area the answer is to build more housing *and* give people a way to get to that area if they are unable to find housing.

You are good at getting money into Oregon, please get good at directing it towards developing multifamily housing and even more reliable public transportation across the state. If you can't do that please stay in your lane and out of ours.

My employer has provided professional property management services for over thirty years and I hope to work with this company and in this sector as a part of a life-long career. **Moreover I myself am a renter, not a homeowner.** I understand the pressure from both ends of the spectrum!! I would like to know what you plan on telling renters—LIKE ME—when our landlord informs us they are selling the house because they are getting out of the rental business?

For the health and sustainability of this beautiful State of Oregon, I respectfully urge that you quash HB 2004 by voting NO. Any member of the House or Senate that supports this Bill should take a long hard look at what it means when they create a market that will be good for sellers and no one else. Renters who can't afford to buy now won't be able to buy later. Rent control won't make apartments pop into existence like magic.

Please take a deep breath and realize that yes, reform is needed but that HB 2004 is too blunt an instrument. Vote no on HB 2004.

Very best,
Alicia

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