

Rosenberg Corey

From: DAVID <davidcshaw_1@msn.com>
Sent: Thursday, May 04, 2017 12:10 PM
To: SHS Exhibits
Subject: HB 2004-A Is taking us in the wrong direction

I am a landlord in Multnomah County. I understand the concerns with rising real estate costs and rents. However, this bill is not the answer. If this passes, I'm considering selling my rental houses. This will take my rentals off the market. If a number of landlords decide to sell, this will reduce the supply of rental properties and drive rents up further. Also, if houses continue to rent, rents will increase to match current cap rates (my homes currently rent for under market value). For rental houses, many will convert to owner occupied. All of this will serve to drive rents up further.

Respectively, David Shaw

Sent from [Outlook](#)