

## Rosenberg Corey

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**From:** Jerry Frank <jerryf@csqpro.com>  
**Sent:** Thursday, May 04, 2017 12:27 PM  
**To:** SHS Exhibits  
**Subject:** House Bill 2004-A

I want to be on the record in opposition to House Bill 2004-A. As a native Oregonian and longtime investor in Oregon rental properties I find this bill to be off base. It makes me emotionally react with the thought that I should immediately maximize rents within the law, or get out of the landlord business. And that is not a healthy attitude or behavior to incent for honest business people providing homes for Oregon citizens.

The assumption that my government should control my business decisions on rents and evictions is a total insult to my integrity. For nearly 4 decades, I have worked with tenants to make my relationships win/win, and to do the right thing in treating them the way I would want to be treated. There have been rare occasions where tenants have violated my rights as an owner, thus I've needed the right to end the relationship or adjust the risk/reward. I deserve that right, and it should be a transaction between me and the tenant to proceed in a balanced way. Those decisions do not need to be controlled by government, but should be worked out between the "buyer" and the "seller" of rental unit occupancy.

This bill is obviously a well-intentioned attempt by its supporters to control rent increases and evictions in order to protect vulnerable citizens. In the end however, it adds an element of risk to investors that must result in higher rents long term. That's the way pricing risk into the equation works. The supporters of this bill may mean well. But I believe it will, with certainty, have the consequence of adding to rent costs thus developing a negative impact on renters.

Therefore I strongly oppose this bill.

So, please vote NO on House Bill 2004-A.

Thanks,

**Jerry Frank** / CEO

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