

**From:** Urbaplex llc  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004-A  
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I am a landlord in Multnomah County and I urge you to vote NO on HB2004-A. Allow the market to balance itself naturally as it always does and always has in the past. It's already starting to happen. Rents are already stabilizing, and that's happening even before the currently being constructed and proposed units are done. Within a year, apartment managers will be putting out the balloons and advertising "first month free!" offers. It always goes this way. I have seen it for 25 years.

And do you really think all these new "punishment" regulations like move out assistance, restrictions on adjusting rent, restrictions on removing tenants.....do you think those will encourage or discourage developers from building more units in Oregon? Especially lower end units where the profit is less, and the tenant's are riskier??

And now there's inclusionary zoning to discourage developers from building new units. Now you will be adding rent control to REALLY discourage them?!?! Right at a time when the Portland rental market is naturally starting the cooling cycle!?

This is kind of a no brainer. If you pass this, you can plan on a drastic halt in development of new rental units in Portland and Statewide.

Jeff Dood