

Rosenberg Corey

From: Scott Mullens <scottm@firstcommercialpropertycorp.com>
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To: SHS Exhibits
Subject: HB 2004A

To who it may concern.

In my opinion HB 2004A is just a Band-Aid to a more complex issue and problems that the legislature needs to address for a long term solution rather than being short sighted in solving this problem with banning no cause evictions and allowing rent control.

Oregon has become a very desirable place to live, especially the Portland metro area. When UGB's are created and you only allow development to happen within these UGB's the perfect storm has developed and what do you expect? With a growing population, raising home prices and investors seeing a way to make money on purchasing apartment buildings this prefect storm is going to create high rents and force individuals and families to move away.

I agree apartment rents are out of control, but rent control is not the solution. Once again, when we deal with limited space creating artificial islands with limited land for development the result is going to be higher home prices and higher rents. In my opinion, we need to look at a compromise to the current land use laws and allow a more manageable growth to be encouraged and allow more homes to be built and more apartments and manufactured home communities to be created. All rent control is going to do is limit the landlords ability to maintain their properties or force the local landlords to sell their investments to corporate landlords.

I encourage a NO vote for HB 2004A.



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