

Rosenberg Corey

From: Sheila Greenlaw-Fink <sgfink@TheCHF.org>
Sent: Friday, May 05, 2017 2:56 PM
To: SHS Exhibits; Sen Courtney; Sen Gelser; Sen.AlanOlsen@state.or.us
Subject: SUPPORT for HB 2004

Dear Chair Gelser, Vice Chair Olsen, and Members of the Committee,

Please accept this letter of support for HB 2004.

As an affordable housing lender (and in the past developer), I have had occasion to observe very directly the impact a totally unfettered market has on our most vulnerable citizens.

Only one in four of those facing extreme rent burdens is able to find support via rental assistance or regulated housing.

By far the majority of renters are subject to the impact of market forces, which have become particularly acute over the past few years. Far too many families and individuals have already lost their homes due to significant rent increases, with little or no notice available to them.

Last fall, I watched helplessly as all 36 households were pushed out of their homes at the Walnut Tree Apartments in Tigard. With historically low vacancy rates, few of these families were able to reasonably relocate, and most that did had to change school districts just as the school year was beginning. Similar situations have happened across the region and around the state. **Landlords are maximizing their opportunities in the market, and there is no protection for those whose homes are at stake.**

We need to lift the ban on state-wide rent control during the current session. The costs of dealing with homelessness, job loss, school performance, and family dysfunction are all much higher than the imposition of reasonable controls that will help renters have the time and resources to adjust to such significant changes.

Thank you for your consideration!

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