

## Rosenberg Corey

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**From:** Ron and Bonnie <andersonrb@comcast.net>  
**Sent:** Friday, May 05, 2017 2:46 PM  
**To:** SHS Exhibits; Sen Gelser  
**Subject:** RE: HB2004-A

[Resent with name....](#)

There is one prevailing reason a tenant sees a sharp rent increase; it is because they have been paying below market rent. Rent control would penalize owners who try shift from a low-turnover/low-rent strategy to market rate rents. Most sharp increases are to enabling a fix up or market rate sale. The tenants who complain about a sharp increase have been enjoying a bargain. Please do not penalize property owners who have been generous in the past by locking them into below market rents. Please vote no on HB2004-A. This WILL NOT fix the housing shortage and WILL discourage investors from building. I personally have chosen to put 8 acres I own on hold and not build due to the increase in regulation (aka costs) associated with rent housing ownership.

Ron Anderson,  
Rental property owner in Philomath, Corvallis, Albany, and Millersburg in Linn and Benton counties.