

From: richard rodriguez
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 9:42:21 PM

Dear Sir or Ma'am:

This regards your hearing with very little notice regarding Rent Control.

I, as a small real estate investor in residential property in Gresham, have been an owner of this investment property since 2004. My very first tenants, less than honorable, had to be evicted. Generally speaking, my overall ownership of the property has been a positive experience. Although not very profitable, I've prided myself in it's responsible management with timely resolution of maintenance requests, replacement of aging appliances, and respect for my tenants. I've appreciated the good tenants. My tenants have been subject to no exorbitant rent increases.

My feeling is that Rent Control at this time would be very bad policy. It will deter people such as myself from making real estate investments at a time when the housing supply is already years behind. It will, without question, cause significant harm to the Real Estate Industry in Oregon.

Rent Control would hurt the very people it's supposed to help.

Respectfully submitted,
Richard D. Rodriguez
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Gresham, OR