

**From:** MGCPB@aol.com  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004 A  
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I just don't understand. We need more rental housing. Can't you come up with incentives, locations, zoning, and encouragement of all sorts to get investors to build and benefit from their investments in rental properties? This bill helps nobody. Properties will cost more to operate and rents will rise. Opening up the markets for potential rent control will kill investment. It also will create multiple rent increases that wouldn't normally occur as investors try to keep ahead of rents until they lose control. Then, when they lose control they will make every rent increase allowed and stop investing in the quality of property and services they offer and maintain. There are a few gougers out there but most rental owners just want to cover costs and make a little cash flow without adding more work and more costs to their operations. This bill unleashes the whole community on making more while they can, before the whole market goes to Hell from regulations. And then they will stop building and stop maintaining their properties. Do no harm. Do nothing. This bill is harmful to tenants. They lose from every direction. Have an agency build properties and manage them. Or, incentivise the public if you really want to help.

Sincerely,  
Mike Carey  
So., OR