

From: sbhouser@comcast.net
To: [SHS Exhibits](#)
Cc: [Joshua Houser](#); [Jared Daniel Houser](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 9:16:38 PM

Thank you for hearing from a fellow Oregonian,

My name is Steven Houser. I live in Springfield Oregon. This email is to express my concerns about HB2004-A. My sons and I own properties in Springfield, Eugene, Halsey, Salem, Hillsboro, Dallas, and Independence. We rent these properties to people of all income levels. My concern is that the changes in HB2004-A would make it more difficult for property owners to operate their rental properties and discourage any new investments to increase the supply of housing in Oregon.

Without more supply of housing, Economics 101 teaches us prices will continue to rise, and renters will find it more difficult to find affordable quality housing. Look around the United States and see what has happened when similar laws have been passed. Do we want Oregon to experience what has happened in San Francisco, California? The solution to skyrocketing rents is not rent control, or changes in terms of termination of a rental agreement. The solution is more housing supply, caused by increased incentives to build more affordable housing.

If Oregon chooses to enact legislation such as HB2004-A, investors and developers will choose to provide housing in more landlord friendly states. Oregon will be left with skyrocketing rent increases and a massive housing shortage. Do not exacerbate the problem with the unintended consequences of misguided laws that hurt renters rather than help them. Investors will be watching Oregon when they make decisions as to where to provide more housing. I have lived here all my life and want to invest in Oregon. Please help me make the decision to stay in Oregon, and provide housing for people of all income levels.

Thank you for your consideration

Steven Houser
1164 Olympic Street .
541-513-7712