

From: walter pozarycki
To: [SHS Exhibits](#)
Subject: HB 2004
Date: Thursday, May 04, 2017 8:54:43 PM

My name is Walter Pozarycki and I own several rental properties (21 units, small time) as well as a successful residential sales company here in Portland. I'm also a registered voter and a father of families negatively impacted by the rapid rise in rental rates, slow wage growth and lack of affordable housing. I rely on my rental income for my retirement and it provides for my family. I have worked very hard to make sure my units are comfortable and safe to live in.

The political climate in Portland related to rental rates has obviously reached a breaking point. Much has happened over the last few months regarding renter protection, rent control and our housing crisis which does not bear repeating here. What I would like to focus on in this message is to encourage each of you to read this excellent research regarding the rapidly rising rental rates in San Francisco as a means of educating ourselves regarding the impact of rent control from the very best historical example.

Last year, the following study about San Francisco's experience with rent controls was published . <https://experimental-geography.blogspot.com/2016/05/employment-construction-and-cost-of-san.html> The research concludes that housing rental prices increase because of the number of jobs, the number of rental properties, and income levels. Called free market forces. The only way to control rental prices is to control the underlying factors causing the price increases. Rent controls **do not** work, and only exacerbate the problem. Your proposal is too little too late. The market rents have already plateaued out due to new construction units coming on the market. The pendulum is already swinging in the direction of the renters as they now have plenty of inventory to choose from.

There are a few related articles about the study that you might want to read. One suggests a massive tax increase, but that is simply a way to reduce

income. Check them out at <https://medium.com/@andersem/a-guy-just-transcribed-30-years-of-for-rent-ads-heres-what-it-taught-us-about-sf-housing-prices-bd61fd0e4ef9#.ie226oe95> and <https://www.theurbanist.org/2016/05/27/rents-in-san-francisco-are-determined-by-demand-new-data-show/>

Perhaps logic and real research can tone down the emotional fervor surrounding this issue. This research supports the argument opposing the legal “remedies” in the form of rent control. I ask that you vote NO for allowing our Cities and Counties to adopt rent control because it simply DOES NOT work. Instead, please focus your time, energy and resources on real solutions. Specifically, enact legislation that will get our wages up, make it easier to build affordable housing, significantly improve our graduation rates so those entering the work force can get great jobs and please, do not make decisions that will chase critical development dollars to other areas of the country that are much, much easier to do business with.

Why do property owners continue to be taxed as if we have a bottomless pit of money? Any sort of control or bond measure that passes and causes property taxes to increase, will be passed on to the renters.

And on an unrelated issue. We need a sales tax. My wish is that our representatives will have the courage to step up and vote NO and make a sales tax a reality.

Sincerely,

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