

Rosenberg Corey

From: Charles Seaton <aleph.charles@gmail.com>
Sent: Friday, May 05, 2017 4:05 PM
To: SHS Exhibits; Sen Courtney
Subject: HB2004A

Dear Chair Gelser, Vice Chair Olsen, and Members of the Committee,

I am a landlord in Portland, renting to 6 long-term tenants, including two young children. My costs as a landlord have not increased in anything like the manner that rents have increased in Portland. The actions of other landlords in Portland to increase rents to higher and higher levels is not justified by costs, only by literal rent-seeking.

While an economics 101 argument would claim that the ability to jack up rents as high as the market will bear would cause additional properties to be rented, we haven't seen that in Portland, instead rents just spiral higher and higher, driving people like my tenants out of Portland (or into tent camps under the interstate bridge). I personally refuse to drive out my tenants and jack up my rents, but personal virtue of a few people like me is not sufficient. My tenants belong in Oregon (three of my tenants have lived in Oregon their entire lives!). They are a part of our community and their housing is not an option. We need to restrict no cause evictions and lift the state-wide ban on rent control and pass House Bill 2004.

thank you,

Charles Seaton
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