

**From:** Iris Welch  
**To:** [SHS Exhibits](#)  
**Subject:** House Bill 2004-A - Rent Control-  
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We own a small condo in Portland. We currently live in a larger home in Tigard, but may want to downsize and move into our condo. If this bill passes, we won't be able to move into our own property without paying thousands of dollars to get the tenant moved out! That's Unamerican! We would probably sell at the first opportunity, effectively taking this rental unit off the market.

If this bill passes, why would anyone want to own rental property in Portland? I can see property owners selling as soon as a tenant does move out, and investing elsewhere. I also don't see investors building additional rental housing here. The problem is a lack of supply of affordable rental properties, and this type of action would only further reduce the availability of rentals.

Clark Howard recently did an excellent talk on the unintended effects of rent control. The bottom line is, it has backfired in every city that has implemented it.

Additionally, you will see landlords who do stay in the Portland market raising their rent at every opportunity, because they might not be able to later. Passing this bill will really do a number on renters!

Iris Welch