

## Rosenberg Corey

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**From:** Pat Kaplan <patgkaplan@gmail.com>  
**Sent:** Tuesday, May 02, 2017 11:35 AM  
**To:** SHS Exhibits  
**Subject:** HB 2004A

I write today to ask that you not allow HB 2004A to go forward. This bill is wrong for Oregon and will cause unintended consequences for renters at the lowest income levels.

Housing affordability is a real issue and needs creative private/public partnerships to solve. This bill, copied from San Francisco, along with its Amendments is are confusing, contradictory and devoid of long term housing goals.

Rent control is a serious consequence and will take decades to correct, once enacted. Oregon is already thousands of units behind in affordable housing and this bill assures that further development of multi-housing projects will be steered away from Oregon. Ask the city of Portland to report how many multi-family housing permits have been applied for since the city council enacted rent control. Last I checked it was: ZERO!

Forcing property owners to continually raise rents in order to generate revenue for renter relocation (even if they have lived in the property for 5 years!) is not going to help renters.

I, personally, have never raised rent on any of my single family renters. Renters have stayed for over 5 years, and never had a rent increase. I value good renters and bring the rent to market when the renter moves. I am not the exception...I know many income property owners who do the same thing! Now this bill would require me to pay a renter over \$4000?! Where is the equity for providing a safe, reasonable place to rent for the property owner?? Finding a good renter, preparing the property require downtime and loss of revenue for the property owner as well.

There are substantial studies that show statewide rent control will raise median rents and stop property owners from improving these properties. Areas that have rent control have the lowest percentage of properties at or below median rents and have the least availability...all contrary to what the purpose or ideal behind rent control(Urban Land Institute). Oregon has finally emerged as a safe economy...long from robust as most employees can make more money living elsewhere, but we choose Oregon for a reason. While we position ourselves to hurt the free market, discourage income property owners from improving rental properties, we weaken the economy and those who gain their livelihood from construction trades. We conveniently trade these elements for (1) renters receiving 10% rent increases each year, (2) renters not having properties updated...efficient furnaces, windows, raised bed plots...all gone, (3) renters controlling the leasing rights after a lease is terminated???

If we allow this messy confusing bill to go forward, we Oregonians get what we deserve. Oregon tenants and property owners deserve more...PLEASE DO NOT ALLOW THIS BILL TO CONTINUE.

Thank you!

Pat Kaplan

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