

Rosenberg Corey

From: Mike Kozak <MikeKozak@uci.net>
Sent: Tuesday, May 02, 2017 5:28 PM
To: SHS Exhibits
Subject: HB 2004

Dear Representatives and Senators

I am a Real Estate Broker and a Landlord. I have managed as many as 300 residential units in Central Oregon. I currently know several owners who are keeping their single family properties vacant by not renting them to see whether this bill dies or moves forward. If it dies they will put their houses back in the rental pool. If it passes they will sell their houses and buy properties out of state.

I know several other owners who have already given their tenants notices and will be selling as soon as they are out. These owners do not want to be wedded to their tenants and have to go through a costly divorce to get their properties back. Why did the Legislature not jump in and help property owners during the last recession when there was a 20 to 25% vacancy factor. This bill does nothing to solve the economic problem of high rents and scarce supply that comes from pent up demand and no additional availability. This bill will raise rents automatically to create a reserve to be used for relocating tenants.

I oppose House Bill 2004-A. There is no compromise on rent control. This is simply bad policy that will hurt the people that it is supposed to be helping. Almost universally, economists agree that rent control is a bad thing and does not work. Among the unintended consequences are:

- It discourages new investment housing when we need it most;
- It discourages maintenance and needed upgrades;
- It reduces household mobility;
- It encourages the conversion of apartments into condominiums;
- It requires landlords to pay for evicted tenants to move; and
- It allows tenants one year to file a complaint for any violation of the bill with 3-months rent + damages due to the tenant.

Please represent me and your constituents at the state capitol. Look at the facts. This is a bad policy.

We should be working on better solutions to raising rents like increasing supply! This can be done by dealing with our land use planning system and allowing local communities perhaps on the east side of the mountains to have more self rule.

Respectfully, your constituent,

Michael Kozak, CCIM

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