

Rosenberg Corey

From: Sasha Beckwith <sasha.a.beckwith@gmail.com>
Sent: Wednesday, May 03, 2017 8:56 AM
To: SHS Exhibits
Subject: In Regards to HB 2004-A

Hello,

My name is Sasha I am a renter in Portland Oregon. I wish to voice my opinion on some points of HB-2004-A. Namely where different areas will be able to put forth rent control along with the removal of no fault evictions.

As I stated I live in Portland which is a very competitive market in regard to rent and housing in general. I feel that enabling areas to in-act rent control or rent stabilization policies will not help the problem. My problem is there are very few units on the market to rent, most of them are around the same pricing so it does not make sense for me to move because of that. Rent stabilization policies only increase the problem of low inventor in rental markets. For one thing I know several of my acquaintances that are landlords say that if these policies are set forth they are selling their properties in Oregon and investing in Washington. These are not large complexes these are single family homes or small plexs. In a tight market that we have those single family homes will most likely be taken OFF the rental market lowering the inventory even more. Lowering the COMPETITION more. Which does not help prices of rents at all. Rent stabilization is proven not to work and it often hurts the very individuals that it intends to help. It also encourages landlords to NOT make capital improvements to their property (such as new windows for example) and also to do more bandage work on the property then fixing the main problem.

As for removal of the no fault evictions. I do understand that there have been many that large company's have bought larger complexes and kicked all the tenants out with out much help. This is terrible, however these laws seem to only tell one story. I know many landlords that even if they have to remove a tenant because they purchase the property they try to work with the tenant and help them find another place. These are often individuals or smaller companies I grant you. But please remember these policies will affect both the large company's and the small company's/ individuals my grandma being one of them. She has a couple small rental properties she has had for years. And through the years she has had some interesting tenants to say the least. Some were not necessarily bad tenants as in regards to they followed their lease. But they were argumentative, picking fights with other tenants, and would often wanting her to get involved when she really could not. Yes you probably hear a lot of stories like that but that is one I know first hand. Going through a no fault eviction removed the troublesome tenant without having to go through a lawyer which would have taken a lot more money (which since she is retired is a good thing).

I would like you to keep in mind that most of HB-2004-A will impact not only the larger companies who can handle some losses but also individuals or smaller businesses that own 20 or less unites. Those people that are in our communities and wanting to make it a better place. I know this might sound like an odd approach coming from a renter but with what I know and have learned about these two points they are not the answer. Perhaps incentives to build or rent out properties might be a better way to go. Or having people that will be evicting people in 20+ unites need to show a plan to help the tenants acquire new housing. I am not sure the answer but I know rent stabilization and removal of no fault evictions is not the answer.

Thank you for your time and have a great day.



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