

Rosenberg Corey

From: Lentz Ferrell <lentzferrell@gmail.com>
Sent: Wednesday, May 03, 2017 9:06 AM
To: SHS Exhibits
Subject: HB 2004-A - Rent Control Bill

As a small apartment owner in the Portland area I urge you to rethink HB 2004-A - Rent Control Bill and **NOT** pass this bill. Having had some troublesome tenant issues last year and trying to comply with the other regulations that the city is imposing, I find this additional regulation unfair and one sided. This would also put an additional unfair cost on the already thin profit margin we small owners have. The city has already raised the sewer and rates well over 10% as well as property taxes. What about the other utilities there rising costs? Are they and the city going to control your rates as well? How are small apartment owners going to afford up keep of the properties if we cannot recover costs for maintenance and improvements. Imposing this type of rent control will only result in more rundown properties and less then optimal living conditions. This did not work in New York and other states and it will not work in Oregon as well.

Decades of research shows the devastating consequences of rent control policies. This in turn will limit adequate affordable housing for Oregonians. To impose restrictions on housing rents will disrupt an orderly housing market, increase deferred maintenance of existing housing stock, lead to abandonment of existing rental units and create a property tax shift from rental owned to owner occupied housing. HB 2004-A unambiguously preempts any local enactment that explicitly states "controls the rent that may be charged for the rental of any dwelling".

Enacting this would be invalid and unenforceable because of ORS 91.225.

Please I again urge you in not passing HB 2004-A - Rent Control Bill.

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Regards,

Lentz M Ferrell

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