

Rosenberg Corey

From: Lisa McCarthy <lisamccarthy08@gmail.com>
Sent: Wednesday, May 03, 2017 11:47 AM
To: Sen.AlanOlsen@state.or.us; Sen Gelser; Sen.MichaelDembrow@state.or.us; Sen Knopp; Sen MonnesAnderson; SHS Exhibits
Subject: HB 2004-A / Opposition from a Tenant

Dear Senate Committee on Human Services:

I'm writing to voice my opposition to HB 2004-A as a tenant and business owner. It's a simple supply and demand problem with housing in Oregon. HB 2004-A will only make this issue worse.

HB 2004-A will hurt tenants by decreasing the amount of rentals available due to landlords selling their rentals to future home owners. Yes, I will make money selling these properties as a Realtor, but it doesn't help the housing issue. Investors will leave Oregon and do business in other states. It doesn't make sense to try to cap landlords' profits especially if property taxes continue to rise.

Tenants will leave Oregon to find housing else where. It doesn't make sense to virtually eliminate the no-cause eviction law or allow for some of the other specifics in HB 2004-A . This will make it more difficult for tenants to find a place to live. In the end, tenants will lose.

Oregon needs to implement tax incentives for investors to develop more housing for tenants and future home owners. Oregon land use laws need to change to support more housing. HB 2004-A is not the answer. And it shouldn't be about Oregon passing rent controls to just be the 'first in the nation' to do so.

Oregon needs to work on a better solution!

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