

Rosenberg Corey

From: Meagan <meagan@ipmg-inc.com>
Sent: Thursday, May 04, 2017 11:54 AM
To: SHS Exhibits
Subject: HB 2004

Importance: High

To All Members of the Oregon Senate Committee on Human Services:

With all due respect, HB 2004 will have catastrophic consequences for landlords and will result in an overall decrease in the supply of rental housing as well as a decline in the quality of rental housing in terms of health and safety. If I understand the motives of the backers of this bill, they propose that rent control and tying the hands of landlords in terms of their ability to operate their property in a safe and effective manner will cure the woes of tenants having to deal with a very real housing shortage. I'm sorry, but this is basic Supply & Demand Economics 101!

The solution to the housing crunch in this state is for the government- at all levels- to encourage private investors and developers to invest in Oregon by streamlining the regulatory burden and encourage smart development of new multifamily housing. If you can't do that, it may be more successful for government to stay out of the way! The bill you are considering will stymie new development and will drive the owners of single family rental housing from the market, thus further reducing the supply. Quite frankly, it also does not encourage investors of large multi-family apartments either.

I and my coworkers have provided professional property management services for thirty-three years. We treat our tenants as customers and people, and we work very diligently to provide them with safe, clean, and, to the extent the FREE market will allow, affordable housing. I would like to know where the Legislature was back in 1984 when we were dealing with 30 percent vacancy factors and property owners were having to hand their hard earned investments back to the banks!?!

For the health and sustainability of this Beautiful State of Oregon, I respectfully request that you quash HB 2004 by voting NO. Any member of the House or Senate that supports this Bill should frankly get a primer in basic economics. They certainly won't have my support.

Best Regards,
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