

**From:** Nicholas Cook  
**To:** [SHS Exhibits](#)  
**Subject:** HB 2004A  
**Date:** Thursday, May 04, 2017 4:36:26 PM

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To Whom It may Concern,

I am writing to express my disappointment and disapproval for the proposed bill HB2004A. I have over a decade of experience in real estate and property management and believe this bill will have many unintended consequences. The changes this bill would make will not only harm tenants in Oregon, specifically those with few choices e.g. low income or fixed income tenants, but the bill will exacerbate the problems in the current housing market by causing landlords to leave the market.

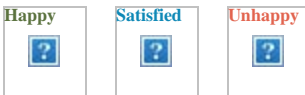
The bill further ignores market research (Multifamily NW's Spring Apartment Report 2017) that shows rents are starting to stabilize as new supply enters the marketplace.

HB 2004A will also rob property owners of their fundamental right to control who they do business with. No one should be forced to work with someone they no longer wish to do business with.

Further, If the state of Oregon wishes to cap the upside of a property through allowing rent control, the state of Oregon should also cap the downside. Property owners should not be punished nor carry the burden associated with housing.

I cannot support HB2004A.

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