

Rosenberg Corey

From: Sandra Wiggs <swiggs@courtyardproperties.com>
Sent: Friday, May 05, 2017 2:14 PM
To: SHS Exhibits
Subject: HB 2004A

Dear Senator Steiner Hayward,

I am whole-heartedly against HB 2004A which will allow Rent Control, eliminate No Cause notices and mandate relocation payments to residents. Is this truly the answer to the 'housing crisis' in Portland? Is tying the hands of the landlords, even more than they already are, really the only viable solution? Or, is HB 2004 a 'knee-jerk' reaction to the problem of limited housing?

Although I can certainly sympathize with residents who are given notice to relocate within a limited amount of time, I have to reiterate the obvious that rental properties, for the most part, are a business that individuals and/or companies have purchased to make a profit. Yes, we house people but it is a "rental" not a permanent home. Rental housing, by its very nature is transient.

I would hope that those people writing and endorsing this bill have researched the consequences that have arisen for both landlords and residents in other cities and jurisdictions. As well as taken into consideration that the tide is already turning in the rental market. I have seen over the last few months concessions increasing, rental traffic decreasing, rental prices lowering, etc. The rental market is cyclical and turning to favor residents without interference by government officials.

There are many reasons surrounding the homeless and displaced resident issues in Portland. There are also many, many resources available to those that are financially burdened.

I urge you to do all in your power to oppose this bill.

Please feel free to contact me with any questions or if I can help to bring about a better solution.

Sincerely,

Sandie



Sandie Wiggs | Operations Manager
2455 NW Marshall Street, Suite 1 | Portland, Oregon 97210
Main 503.223.6260 x 112 | Direct 503.223.0247 | Fax 503.223.5212
www.courtyardproperties.com