

From: Robin (Barb) Robbins
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 4:47:48 PM

To Whom It May Concern in the Oregon Legislature:

I am a landlord in Oregon, with two duplex properties, and I oppose HB-2004A.

I have been at various times in my life a low-income tenant, a homeowner, a landlord, a property manager, and a Realtor[®]. Like you and most Oregonians, I am very concerned about the lack of affordable housing for Oregonians. However, after reading details of HB 2004-A, I am more concerned that this bill will cause more problems that it will solve. We need a bill that has been developed by tenants, landlords, developers, realtors, and property managers all meeting around one table and jointly developing a sensible solution that provides benefits to each group while holding each group to standards around rent and tenants' terminations that do not currently exist today. HB 2004-A is not that bill.

First, I believe that rent control is not a good solution. HB 2004-A has few, if any, safeguards on what a rent control program will look like, despite the fact that economists almost universally agree that rent control programs are a failure. New York City is an excellent example. And rent control programs tend to hurt the tenants that they seek to protect by discouraging development of multifamily units. What are the barriers that are preventing the development of moderately priced rental units? And how can these barriers be reduced so that developers are willing to build the moderate-priced housing that we need?

Landlords need to be encouraged to maintain their properties and retain good tenants. HB 2004-A does not do that, and in fact encourages landlords to raise rents at every opportunity.

And what does this bill do for tenants? Actually, it will become more difficult for tenants to qualify as a renter, and all tenants, not just the marginal ones, can expect higher deposits and higher rents. Actually, a tenant can expect a guaranteed annual increase in rent to cover the owners' additional costs. Good tenants will actually subsidize the poor tenants' behavior.

Is this what you want? It's not what I, as an Oregonian concerned with quality of life issues for our families, want. Please work to develop a more reasonable bill where all concerned have input.

Thank you.

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*P*eace is not the absence of conflict but the presence of creative alternatives for responding to conflict -- alternatives to passive or aggressive responses, alternatives to violence. . . . Dorothy Thompson, journalist and suffragist (1894-1961)