

**From:** monique sonnenfeld  
**To:** [SHS Exhibits](#)  
**Subject:** HB2004  
**Date:** Thursday, May 11, 2017 8:03:15 PM

---

To whom it may concern,

I am a democratic voter and in no way do I support HB2004. I attended the aforementioned meeting, as I was unaware it was restricted to tenants. Very few tenants showed up, as they realized that this bill will do nothing to alleviate the housing crisis, both in rentals, and affordable housing for purchase.

No cause notices are often used to eliminate a tenant who is disturbing others in the vicinity, or to vacate a building for sale or remodeling. I have been a landlord for 25 years, and have never used one, but realize the need for having one in certain situations.

A better bill would create opportunities for developers to build more affordable housing with incentives for agreeing to certain rental limits. Rent control has never worked in this country. It does not create additional units, and not being able to increase rents as needed prevents units from being kept in habitable condition. Perhaps a maintenance fund for landlords who charge affordable rents?

Maybe you should invite input from landlords for solutions, rather than imposing more limitations. Please vote no on this bill, or moderate it to provide additional affordable housing units. Zone changes, lower density opportunities and variances on lot size would be a start. I recently tried to create a duplex for my rental, but was turned down by the city of Eugene because my corner lot was 7500 sq. Ft. And not 8000 sq ft per code. No variances allowed. I was fined by the city when I allowed two families to live there. Had to eliminate a very good renter who had been there for 3 years with no rent increases!

Use common sense, not blind sight.

Thank you.

Sincerely,

Monique Sonnenfeld  
3665 Wilshire Lane  
Eugene, OR 97405  
541-729-4324

Sent from my iPad