

From: Troy Hayes
To: [SHS Exhibits](#)
Subject: Opposition to HB 2004-A
Date: Friday, May 12, 2017 2:34:53 PM

Hi,

I own three small multiunit properties in Salem, totaling 16 individual units. If HB 2004-A passes, we will be looking to sell our properties and invest in an area that does not have rent control. We have always maintained our properties and charged fair prices, with our average rent for our long term tenants being below the market based on feedback from our property manager. Being from an Oregon family, with my wife and I (as well as my mother and father) all graduating from Oregon State University, I have always taken great interest in Oregon, choosing to invest there rather than in California where I am currently residing. It will be sad if we are forced to reconsider due to rent control. We have seen how this affects the economy, reduces the number of available units, and increases the cost of rent for newcomers to the area in and around San Francisco. It is not an environment we would like to be part of. We look forward to continuing to do our part to provide affordable housing in Salem, but will only do so if Measure HB2004-A is not passed.

Thanks and kind regards,

Troy Hayes
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