

Please vote no on HB 2004

The Solution is for more affordable housing to be built.

HB 2004 will make less housing available.

Investors will build less affordable housing with rent control and people are still moving to Oregon reducing the supply. Many present landlords will sell the houses if HB 2004 passes. If landlords can not pay the expenses and upkeep they will sell and it will make less houses available. Less supply will increase rent.

I have been a landlord for 40 years with 5 rental units and have used a No Cause notice 2 times. I have used a For cause eviction notice 1 time and with the additional court cost, attorney fee's and additional time to evict resulting in more expense I will increase rents. More expense raises rent and increases my screening requirements. I keep my rents below market rate so I do not have the renter turnover. I do not increase rents every year because I want to keep good renters. To do away with No Cause Notice will cause more cost and will increase rents. A With Cause Eviction is public record and can be a black mark on the renters history making it harder for the renter to find another rental. For Cause Eviction can result in retaliation by renter to other renters and the landlord. Example one tenant who continues to cause problems with other tenants needs to get a No Cause Eviction because other renters are not willing to go to court with a For Cause Eviction.

Rent control will increase rent. The economist agree that this does not work. It will increase the rent in the long run.

Landlord paying for renters moving cost will raise rents so the landlord can cover this cost.

Many area's in Oregon have rental vacancy rates less than 2% HB 2004 will not create more affordable housing that is needed.

Thank you for your consideration.

Richard Anderson