

EP Property Management Group, LLC

February 4, 2019

Representative Mitch Greenlick

900 Court St. NE, H-493
Salem, OR 97301

Dear Representative Mitch Greenlick,

I am writing to urge you to **oppose SB 608**, which would make Oregon the first state in the U.S. to impose state-wide rent control. SB 608, supposedly introduced to address the housing affordability crisis facing Oregon, threatens to make the problem much, much worse.

Rent control, as SB 608 describes, discourages developers and investors from producing new rental housing, which is crucial to relieving the overwhelming pressure of demand on local housing markets. Owners of rent controlled housing will either convert their units to condominiums and sell them to preserve their quality and value or differ nonessential maintenance on their properties. These two consequences of rent control present immense threats to both the current and the future supply of rental housing that residents need.

Furthermore, rent control actually worsens the situation for low-income residents across the board. With almost no exceptions, rent control laws are not income-targeted, allowing anyone along the income spectrum to take advantage of rent restrictions regardless of need. These individuals remain in rent restricted units for as long as possible even if the space is larger than they require, creating a misallocation of housing resources. The remaining current residents along with individuals or families who wish to move into the state are forced to participate in the more expensive, unregulated market.

Finally, rent control costs local government critical revenue as the assessed value of rent-controlled properties decline, and with it, the property taxes they generate.

There are proven, workable solutions that can address the affordable housing crisis now and in the future. By creating direct assistance programs for residents who have challenges paying their rent, and lowering barriers to apartment construction, local governments can unleash the potential of the apartment industry to relieve that pressure of demand with new supply. **SB 608 threatens to greatly harm the affordable housing situation in Oregon, and I urge you to reject it when it comes to the Senate floor.**

Sincerely,



Diana Petrossian
Principal Broker

EP Property Management Group, LLC

February 4, 2019

Senator Elizabeth Steiner Hayward
900 Court St. NE, S-213
Salem, OR 97301

Dear Senator Elizabeth Steiner Hayward,

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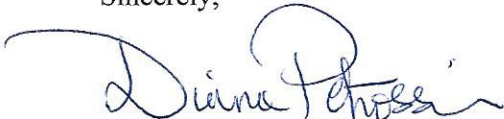
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