

From:
To: [Exhibits SHOUS](#)
Cc:
Subject: SB 608 VOTE NO
Date: Tuesday, February 5, 2019 10:52:58 AM

Dear Congressmen and Congresswomen,

As a rental provider in the city of Portland for 30 years I have seen rents increase over the last 10 years after many years at being stagnate prior to that. The problem that this causes for residents is not the fault of the providers alone but also from the high cost of real estate and building permits. Providers want to help to keep their business in Oregon but they should not be treated as if they are the cause of this shortage of affordable housing. The government and the providers need to work together to solve this problem in a way that is fair for everyone.

Rent controls alone will make the matter worst by discouraging providers from investing in Oregon. The limits on no cause evictions would keep me from taking a risk on someone who might just miss the application criteria. The cost would be too high for me to make a mistake and the resident would be able to purposely want to be given a notice to move so that they will receive extra compensation. A similar situation has already happened to me when Community Action provided a resident with free money for housing but moved out right away to get their free money back. It was a scam.

We need to work together to create an environment that encourages more housing, not less. Such as Seattle. They have a program that gives the providers of housing a property tax discount if they reduce the rent for a required number of their residents. This is voluntary for the providers to participate in. If we find ways to give a little and get a little (bit of cooperation from government) then you will not loose the providers of housing in the state of Oregon. I have already moved all of my business to the state of Washington. But it's not too late for Oregon to vote "No" on SB 608 and come up with a better way to work together to solve the housing problem instead of making it worst. Rent controls make housing more expensive not less. Please help us to make housing more affordable.

Thank you,

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