

From:
To: [Exhibits SHOUS](#)
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Rent controls have historically never worked in the long term. They discourage investment and ultimately constrict supply.

To solve the problem look to government restrictions on land supply, convoluted regulations, lack of timely reviews of projects and excessive tipping fees.

A better approach: correct the above issues and

Consider tax incentives for housing as are offered to corporations seeking to locate in Oregon.

As a lifelong Oregon resident I no longer will consider new housing investments in Oregon as capital can more effectively be deployed in

More regulatory friendly places.

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