

**From:**  
**To:** [Exhibits SHOUS](#)  
**Subject:** SB 608 - Oppose  
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Greetings,

Rent control is not the remedy to rising rents. Increased housing supply is. Higher rents incent more people to build more housing, eventually stabilizing rents. Imposing rent control short circuits this progression, reducing the creation of new housing. High regulatory costs make the production of affordable housing less profitable relative to other housing production.

Rent control favors those who are already renting, at the expense of those who wish to begin renting. Growing families who need more space; eager workers looking to migrate in; retirees about to downsize; all are forced to pay unnecessarily higher market rents in order to relocate. Rent control is not inclusive, it's pulling up the ladder once the first are aboard.

Nearly all economists agree, regardless of political leanings, rent control reduces utility. It has been implemented in San Francisco and New York City and the results confirm this. Rent control is housing's climate change denial. Listen to the experts.

A freer housing market benefits the majority of property owners, as well as the majority of renters, in the mid-to-long run. Their interests need not be mutually exclusive, unless we decide to make them so.

Thank you for your attention.