

To all Honored Oregon Legislators,

Be very careful on the issue of rent control. History has shown that it doesn't work.

Rent control is a good way to unhouse **more** people. Through my own personal experience in California, I saw that as the balance between landlord and tenant moved too much in favor of tenants, so did homelessness. Landlords will sell their units rather than be caught in a vice-grip between tenant mis-behavior and stiff regulations.

I agree that something needs to be done to get more affordable housing for our citizens. There are other ways to encourage affordability like Portland's requirement that there be low-income units in every neighborhood. There needs to be subsidies for LLs who provide handicap accessible units. And what about points given to landlords with proven years of keeping rents low—points that would give them breaks on property taxes and city services to be passed along to tenants?

I am currently paying off a \$40,000 loan specifically to bring city water to a rental that had been on a well. That was the charge by the city. Now that unit is no longer a low-income property even though it is a century-old building.

And how about differentiating between large holders of rental units and, say, individuals who own less than 10 units.