

## Rosenberg Corey

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**From:** Greg Knakal <gknakal@princetonproperty.com>  
**Sent:** Thursday, May 04, 2017 2:02 PM  
**To:** SHS Exhibits  
**Subject:** Rethink Rent Control

Thank you for your service to our great state! I do not disagree with some type of short term “rent control” plan that would limit rent increases up to a certain percentage and for a short period of time (and of course Portland has already done this). With that being said the market is already starting to soften and renters are starting to receive free rent and discounted rents. Please allow the market to work. Rent control will only stop construction of apartments and make the market tighter. Yes, we do need more affordable housing and we already having programs in place for affordable housing we just need more of it.

A few questions to consider: Why not allow older buildings to convert to Section 42 tax credit/affordable housing similar to the Denver Colorado program? Why does Oregon only allow brand new buildings to receive tax credits? How can we improve the efficiency of our permit process so that it does not take so long to build a new apartment building? How about a rental tax that would be charged to those migrating from out of the state to live here? Most people moving to Oregon know that we are the cheapest place to live on the west coast so they have no issue with the cost of living here. It is only the current Oregonians that are suffering from the rent increases over the last four years.

Thanks for listening and I hope you decide to vote against rent control but work hard to find other alternatives that benefit all of the people.

**PS** My father has owned RV parks and houses for the last 40 years and he has provided affordable housing to all 60 units by limiting increases, accommodating Section 8 residents and has worked with residents who can not pay on time or who have had income struggles. I too own two rental properties and I too have limited the rent increases. Both residents have lived in these houses for over 5 years. There are still many good owners and landlords out there!

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