

I could support some type of short term “rent control” plan that would limit rent increases up to a certain percentage and for a few years but I already see a receding needs as my rent increases have stopped and are now at a plateau in alignment with the new equilibrium in the market resulting from increased supply of new units. But not the end of "no cause" which I use solely to get rid of tenants who are disruptive and harmful to my ability to manage and maintain a harmonious sense of community, let alone protect my unit from damage and misuse.

Based on decades of evidence, the result of misguided rent control policies will be a decline in the number of rental properties, especially for low income tenants, as landlords sell existing units, underinvestment in building new units, and tearing down older units to replace them with higher priced ones.

Quality of housing also will decline as landlords cut back on maintenance and tenants grow increasingly apprehensive about making complaints due to the decline in rental supply.

Opportunity for economic and career advancement will be hampered as it becomes harder and riskier for Oregonians seeking advancement to move within or to cities showing rapid job and pay increases for fear of losing their rent-controlled housing. And there will be a need for a new large government bureaucracy to manage the rent-control scheme that will be loaded with political ramifications as the "housing tribunal" determines reasonable rates of investment return, needed repairs, and allocation of increasingly limited housing supply.

The good news is that there is a powerful, effective tool for tenants dealing with a rapidly increasing cost of housing: more supply:

- **by increasing public investment in much needed infrastructure**
- **relaxing exclusionary zoning schemes**
- **expanding education in the trades and**
- **modernizing our land-use planning system to allow less expensive buildable land.**

Rather than employing policy ideas that have shown through years of experience to be harmful, we should pursue the proven solution of creating more housing, not more regulation.