

Please take note that I am unalterably opposed to rent control, having experienced its dislocations in San Francisco for the past 30 years. I moved my investments to Oregon because I, as a conscientious and liberal owner, felt I could relate much better to my tenants than I am forced to here in SF.

Oregon has a much healthier owner-tenant relationship environment than I have experienced here in San Francisco. Market forces are much more in balance in Oregon now, and I firmly believe, from the 10 years experience in Oregon, that market forces in the end produce a much better economic and relationship balance than rent control ever achieves. This is true all over the country.

Having worked for the California Legislature for 10 years in my earlier career, I know how complex the issue is, on both sides. There is no simple solution. Rent control in all parts of the country has proven to be a failure in the long run.

Please vote against HB 2004 A. Instead, make it easier for more supply of housing to be generated.

Thank you.

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