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To: [SHS Exhibits](#)
Subject: rent control in Oregon
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I am the owner of two rental houses in Oregon and I live in San Francisco. I can attest to the damage that has been done in SF due to rigid Rent Control laws. I am asking that the proposal in Oregon be defeated. It is a very bad idea that sounds good before the unintended consequences happen.

*Many properties in San Francisco are off the market, vacant because owners are fearful that they will have no control of their own property. So they are just not rented, reducing the amount of available housing.

*Prices are driven up for new renters while long term renters often are paying much less for the same kind of unit. (Very unfair for young people looking for reasonable housing.) Means testing would/could help, but so far that hasn't happened.

*Property owners have no incentive to fix up their properties.

*Renters who would love to upgrade to a larger apartment/house are trapped because of fear of increased rents on vacant units. They end up staying put even if they want to move up.

*Sadly, it does mean full employment for lawyers, as renters and owners are placed in an adversarial position.

These are just a few of the negatives connected to rent control. Please do not let this happen in Oregon.

Jeneal Granieri