

From: Sherry Sherry
To: [SHS Exhibits](#)
Subject: NO on rent control
Date: Friday, May 12, 2017 12:55:34 PM

Please look at the real causes of housing affordability instead of demonizing landlords as if they are solely to blame for much deeper economic issues they didn't cause and have no control over. Other factors: Brokers who list building sales based on 'pro formas' dependent on increased rents, bankers willing to loan on those inflated figures, failure of officials to realize that tons of new people moving to Portland in particular, and Oregon in general, naturally has to cause displacement of existing residents all have played a part. Per national moving company data, Oregon is #4 in nation for inbound moves, so the housing shortage problem will not go away anytime soon with or without rent control. Los Angeles and San Francisco, each with restrictive rent control laws, each have homeless populations bigger than the entire population of the City of Springfield plus each has a housing shortage. Who doesn't want more affordable housing? Pretending that the failed policies of rent control will create the increased housing pressures is magical thinking.