

To all who will be deciding on SB608:

Rent control is viciously unfair and benefits no one.

This bill will cause MASSIVE lasting destruction to people, neighborhoods, and our state's economy.

I urge you to seek the facts on this subject and to not let uninformed people's opinions sway the big picture decision and what's truly right, fair, and beneficial to our state.

I've never been political, this issue is bigger than politics. This will be bad for everyone. Please just seek the facts, and ask yourself Will this unfairly hurt people? You bet. Is this a real solution that has the whole public's best interest in mind? Not even close.

...Instead, let me suggest we look at increasing HUD housing subsidies for many more deserving low income renters, as (in my experience) the program has been a win/win. The benefits include:

- Landlords won't be stolen from.
- The program works along with the free market, just like all the expenses do that are incurred by owners.
- Only the deserving renters will qualify to get the free money.
- Landlords and developers will still have enough money to continuously improve hurting unsafe buildings and neighborhoods. **Percentage caps can't work no matter what they are**, because some rents are so low they will never catch up and be useful. The property slowly dies while causing a host of problems to others around. Instead, lets get these people on HUD, or have them pay what everyone else is. Flipper-landlords are doing a great service to communities. They're not able to wait around for months or years for rents to catch up so they can fix a place.
- Oregon's economy will continue strong and the population proud of where they live.

I've been in this industry for 15 years. I don't want to see it ruined for no good reason. Please consider SB608 very carefully.

Sincerely,
Bryce Honer, Landlord