



February 4, 2019

To Whom It May Concern:

I am writing to express our opposition to Senate Bill 608.

We are opposed to the bill for the following reasons.

1. Rent control will reduce the supply of existing rentals in Oregon.
2. Rent control will drive small landlords out of the business and facilitate consolidation in the market.
3. Rent control and other forms of price controls do not work.
4. Multifamily NW was not included in the conversation and as result there has been no opportunity for valuable industry input.
5. Rent control would reduce the control a property owner has and consequently property rights.
6. The definition of a housing crisis or emergency has never been defined.
7. There has been no opportunity to offer or make amendments.

If this bill becomes law, we believe areas in Oregon experiencing affordability challenges will be exacerbated. Rents will remain high and Oregonian's will be underserved.

Please vote no on SB 608.

Nicholas Cook

Sleep Sound Property Management, Inc.