

**From:**  
**To:** [Exhibits SHOUS](#)  
**Subject:** Oregon Rental Control Legislature  
**Date:** Monday, February 4, 2019 1:30:57 PM

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As a rental housing provider, I oppose legislative measures to limit rent increases. As a provider and manager for over twenty years, we have worked hard to provide clean and affordable housing. Any rent increase is taken seriously. As a provider of housing built in the 1970s and 80s, we do have unexpected costs that require us to increase rents beyond normal wear and tear items and the typical annual increases in utilities, insurance and property taxes. Extraordinary items include, new roofs, major siding repairs, drainage, and foundation issues. Providers need to be able to fund upgrades beyond normal operating costs.

Rent limits and other operational restrictions make it impossible to keep buildings in a condition that benefits our residents. Rent control measures have been shown to limit development of new housing and the improvement of existing housing.

I strongly oppose these measures.

*Brad Denson*

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