

To whom it may concern-

Please consider the impact and direction this measure will have on the State and the Industry.

I've attached a link to a study from Stanford

University <https://web.stanford.edu/~diamondr/DMQ.pdf> explaining the longterm results from "rent control Implementation". This is a temporary knee-jerk reaction to a problem that has been created by poor government management. We should instead be focused on creating incentives for developers to build Low-Income housing to fix the housing shortage instead of trying to artificially manipulate the market. Oregon has benefited greatly by attracting investors from all over in the Multi-Family space, Rent Control Measures will deter much of this activity as they will likely seek States and Markets that have fewer barriers to maneuver like Arizona, Texas etc...

California is experiencing a mass exodus <https://www.oregister.com/2018/09/08/a-generation-plans-an-exodus-from-california/> due to its Single Party Leadership. Oregon seems to mimic the actions taken by California even in spite of having the great opportunity to witness live the results of their Legislation. Texas, Nevada and others are experiencing a BOOM from California residents and it's Companies fleeing the State. **Lets try to do our best to not become another California...**

<https://web.stanford.edu/~diamondr/DMQ.pdf>

All the Best...



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