

To Whom it May Concern,

My name is Danny Jacques and I live in Beaverton and work in Portland. I personally have a couple of rental properties and work in the multi-family industry. I ask that you please vote NO on SB 611.

It is evident to me that rent control is not working in Portland and the state in general. Most cities in the Portland Metro area are growing more and more unaffordable and this bill will make it worse and ultimately doesn't address the root cause. This bill will drive both small and large rental owners out of the area and make it even more difficult for people to find affordable housing, due to the lack of future development because of this bill.

If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. More rent control will only discourage new development and ownership of rental units. This bill leads us further away from the states goal.

Rent prices are set by several factors including: increased costs of maintenance, payroll, insurance, and inflation and none of these costs are decreasing.

Again, I ask that you please vote NO on SB 611.

Regards,

Danny Jacques