

**From:**  
**To:** [Exhibits SHOUS](#)  
**Cc:**  
**Subject:** SB 608  
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Senate Committee on Housing  
Oregon State Legislature  
Oregon State Capital  
Salem, Oregon 97301  
RE: SB 608

I am an Insurance agent who insures Habitational property in primarily the Portland Metro and Salem/Keizer area. Habitational property includes multiple unit apartment buildings, condominium rental units and single family rental homes.

Typically my clients will purchase average to distressed property that will need any where from a new roof to siding, windows, interior renovation, landscaping and parking lot resurfacing. When completed properly, the complex not only attracts good long tenants but also helps transform neighboring properties. This type of improvement and pride of ownership also insures the owners a competitive insurance premium on the property. Unfortunately, the inability to raise rents to fair market value and use no cause evictions will have the reverse affect of improving property and insuring the safety and quality of life of the tenants and their neighbors.

Investors/landlords will be reluctant to purchase property that is in disrepair needing improvements and will also be less inclined to build new projects that are rent controlled.

Sincerely

Steve Wilmarth

**Steven Wilmarth**

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