

From:
To: [Exhibits SHOUS](#)
Subject: SB 608
Date: Friday, February 1, 2019 3:57:54 PM

I have been working in the property management industry for 14 years managing communities in 3 states. The proposed bill SB 608 is a landmark in the industry in granting the State control over the rental market. I am confident this will have a negative impact on the housing market in this state. I am uncertain how imposing rent control is going to increase affordable housing, we are already sadly lacking in supply and we need a massive influx of capital to build to meet the need. I am sure the developers capable of accomplishing the number of units needing to be added to the housing supply would build somewhere else first before considering Oregon with state wide rent control.

Also, I can't count how many landlords are what we refer to as "Mom & Pop" because they have a small nest egg of properties they purchased on mortgage, they run on a shoestring and simply invested in homes as a retirement plan. The rent control will have far greater negative impact on these people than you can imagine. I understand there is a caveat in the bill for owners of 4 or less properties. Have you considered those who own 5 or 6, maybe 7? these are not wealthy individuals, and rely on the income generated by the rentals to 1) maintain the rental, 2) pay the mortgage and insurance, taxes and overhead, and 3) absorb the cost of doing business when for instance someone trashes the rental and there is no recourse to recover damages because as they say, you cannot get money from a source that has none to speak of. I feel a market based rent control measure is far more suitable. Each area of Oregon has differing rent levels, Portland is quite the opposite of small rural areas like Coos Bay or Grants Pass. The state should be seeking a system to monitor market rents and allow landlords to adjust rents based on their market, not a boilerplate one-size-fits all rent control measure.

I am not opposed to the changes in the eviction process, this is something as landlords we can learn to work with. I am saddened that some unscrupulous landlords took advantage of the housing crisis and forced this issue onto the bill. Unless you are a rental owner or have managed residential rental property,

you have no clue as to how terrible some residents can be to their neighbors and to the home they live in. However, we as good landlords will strategize how to protect our good residents and ensure the not-so-good residents have an opportunity to learn how to be a good resident and neighbor.

I hope my viewpoint and insight on rent control will have some small measure of impact as you consider this bill.

Regards,

Susan Hutchinson

D: 541-505-8160 | C: 541-953-0769