

Submitter: Janet Newcomb

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

To whom it may concern:

I testified before the City of Portland council against the landlord/ tenant laws that were enacted several years ago, and I was involved in the lawsuit against the city of Portland regarding those laws. I have been silent since, but I now feel I must voice my concern over SB611.

My name is Janet Newcomb. I have been in the rental business for over 40 years. I have 19 units in Portland. I moved out of Oregon about 2 1/2 years ago, mainly because of all the cumbersome new landlord /tenant laws and rent controls that were enacted. My last 3 rentals were purchased in another state where I can have more control of my holdings. My next rentals will also be purchased out of Oregon . It is NOT anecdotal that Oregon is losing rentals because of the tight controls. Look at the figures !

Rent control is doing nothing to increase affordable housing. It does not help with the building of more affordable units and it does not help by trying to control free enterprise. Builders and investors will simply go elsewhere, as I have. A more logical plan would be to help deserving people out with a housing voucher program, among other things.

Controlling rent and controlling the other aspects of the rental business as stated in this bill, make no sense. It simply doesn't work . You are penalizing the very people who supply the housing. As my expenses go up and the rental business becomes more cumbersome , my profits go down. That is not sustainable for a business ! Are you also going to tell plumbers, electricians and other trades people that they can not charge more for their labor ? I think not ! Are you going to tell the grocers how much they can charge for that pound of hamburger ? I think not, yet food is an essential item for life ! Why is it that only the landlords are the bad guys who are in need of control ? SB611 will drive more of us away.

Please vote NO on SB611

Janet Newcomb

Roofwallfloor@gmail.com

2454 San Lucas Circle

Las Vegas, NV 89121