

Submitter: Vivian Caldwell

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been a property manager in Silverton for the last 29 years for a small business and as a small business owner. I know the area well and know the costs and increases involved in running the business and costs for property owners to maintain their rentals in habitable condition. Restricting rent increases to 3% with no cap will hurt small businesses tremendously. Recent inflation and regulation has already affected my bottom line. Many of my clients have already been forced to sell their rental properties, causing a lower amount of available rentals in Oregon. Many of my clients are only able to make improvements on their rental properties if we are able to increase rents enough to help cover some of their costs. Tripling relocation fees for tenants when a landlord needs to make improvements or need their home for family members is completely unfair to the property owner, and will make it impossible for the owner to make the more costly improvements, possibly causing them to have to sell. Most folks that rent homes have just as much or more income as the property owner. There is no need to force the property owner to pay them 3 months rent to relocate!

Having the ability to increase rents at a sufficient level to allow home improvements, in turn allowing a decent rental for someone to live in, is what we need. Having the 7% increase plus CPI is allowing enough at this time to keep our rental properties in good livable condition, allowing the property owners to make improvements and not have to worry about selling or going into debt. Rent control and passing SB 611 will not be good and will not help any of us in the rental industry.