

Submitter: James North
On Behalf Of: James E North
Committee: Senate Committee On Housing and Development
Measure: SB611

As an investor in Residential properties, I'm at a loss as to the reasoning behind SB 611. Oregon's draconian Land Use Laws and the Cities of Oregon individual Zoning, Planning and Permitting process has negatively impacted developers/builders of developing residential properties. Passing of limitation/cap on return, one can expect will only exasperate the rental property shortage. If the cap is 8%, a majority of residential property owners will be going backwards annually. Real Estate taxes increase by 3% annually, water and sewer fees, garbage/recycle fees, Property and Casualty Insurance, maintenance and repair items and capital expense are all increasing.....so where is the return for risk? If one reads what has happened in other cities in the West that have rental control, developer's stop developing new units, existing units are converted to condominiums and small owners drop out. Additionally, if returns are capped maintenance and repair items are delayed. The original rent control Bill was somewhat palatable (7% plus CPI) this is ridiculous.

Regards, Jim North
Ashland, OR 97520