

Submitter: Susanna Abrahamson
On Behalf Of: Personal
Committee: Senate Committee On Housing and Development
Measure: SB611

I have been a landlord in Bend for 12 years, and we have always strived to keep our rents below market rate because we believe in affordable housing. But with the last rent control legislation, and now this one, which is even more strict, you are putting us in a tough position. We like to keep rents low and consistent to foster long-term tenants. However, we also understand the value of our real estate. Because of rent controls, it has actually forced us to put more rent increases on our tenants to ensure that rents are at least within sight of market values for resale purposes. Otherwise, if we sell, our tenants have an even higher risk of losing their home. By putting strict rent controls in place, you are actually forcing us to raise rents more than we would like to. Please help keep housing in Bend affordable. Assume that most people are good,

We are not landlords of dozens of properties and we don't make that much on our properties. So asking us to pay higher rates if our tenants move out due to a renovation or a family member moving in, is a huge hardship. If we move a family member into one of our rentals, it is to help them out. Usually in a financial hardship, or just getting started themselves. Putting these high financial demands on our properties makes it impossible to do the right thing, or to help our families.

Forcing us to pay to make tenants leave is unfair. It is our property, not there's. It is unclear to me why we, as property owners need to be responsible to pay for relocation for someone we were kind enough to provide housing for. We want to continue to be landlords, but if you continue to put these strict regulations on rentals, it doesn't make financial sense. This will diminish the amount of rentals in the market, not help the problem.

Please don't let this legislation pass! It is bad for renters. It is bad for landlords. It is bad for real estate and it is bad for business.

Thank you for your time.