

## SB 611 TESTIMONY

FROM:

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I am a mom-and-pop housing provider for more than two decades. I am semi-retired and depend on investment income from rentals. SB611 will create unnecessary hardship for landlords and accelerate housing shortages because many providers will leave the industry. I will be one of them, if this legislation proceeds. SB608 was limiting enough and caused many unintended consequences for both tenant and landlord alike. Inflation is running wild and cost of operations is out of control. I have to defer maintenance and improvements and my tenants suffer because of that. Inflation is government caused in many instances and SB611 will only compound the unintended consequences. If landlords cannot recover their operational cost, then they will leave the industry and compound the housing shortage, and that is government's fault. Since SB608 passed, my costs have risen substantially, administration has become unreasonable, and I have lost the incentive to remain in the housing industry. Oregon will lose me as a responsible and caring housing provider.....and others will leave too. Don't make matters worse by short sighted and uninformed legislation. Leave things alone and allow time for the market to adjust naturally to the circumstances at hand which the passage of SB608 caused. There are too many cooks in the kitchen and they have ruined the recipe for affordable housing!