

Submitter: David Hallberg

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Greetings,

I am a long time (50 years plus) small scale landlord. We currently have four rental units, all in Portland.

I pride myself on providing quality housing at reasonable rates. The satisfactory service we provide to our tenants is demonstrated by our negligible vacancy rate.

Portland is a living example of well intentioned, but ill-considered regulation.

Unfortunately, Portland has instituted what I consider to be a set of extraordinarily regressive regulations. I have seen and personally experienced the negative impacts of limiting owner flexibility, while increasing risk and costs. In the face of the punitive Portland regulatory environment we sold three units, and have decided to not build a previously planned four-plex.

Senate Bill 611 is heading down the same path that Portland has followed.

Increased regulation of this nature will:

- inhibit the entry of new landlords
- reduce the creation of new units
- increase market rates because of the impact of reduced supply
- likely create a long term shift in the make up the rental market, which will be difficult to reverse

I am personally familiar with the results of rental regulations as they have impacted Cambridge, Ma. Because of City regulation of occupancy and rent rates, existing tenants are getting a privately funded subsidy from property owners. The overall impact is a windfall for existing tenants and the evaporation of development of new units. In this setting the City tax base is stagnant, rents skyrocket for the rare available unit and prospective new residents of the City are frozen out of the market.

Thank you,

Dave Hallberg