

Submitter: Caleb Rice

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Hello, my family and I have been small time landlords in the city of Portland for nearly two decades and have seen very few positive effects of the rental controls set in place within the city. I wholeheartedly agree there should be some protections for tenants but this bill seems to be taking it to the extreme and hurts the small time landlords the most. Unlike large corporate rental companies, small landlords oftentimes have personal relationships with their tenants and have no desire raise rents to the point that the unit becomes unaffordable for their tenants. But, things are not always financially sunshine and roses for small rental owners and most of us are far from wealthy as many incorrectly assume. There are always unexpected costs or unruly tenants that arise and sometimes certain actions, within reason, need to be taken to ensure the livability of a property. A 3% cap on rate hikes and an increase on relocation costs will undoubtedly be a substantial burden and encourage many small landlords to simply say they've had enough with the continued tightening of regulations and decide to sell their properties. In most cases rental properties will certainly sell for more than what the owner bought the property for. This means that in a time of rising housing prices and higher interests whoever purchases the property and likely continues using it as a rental will ultimately have to raise the rents to the highest level possible when that opportunity arises in order for the math to make sense. Thus furthering the problem of increasingly high rents. Furthermore, such financial constrictions on smaller landlords will undoubtedly make rental properties primarily accessible to larger corporate entities who can afford to navigate these regulations and will never have a relationship with their tenants.

We have all heard the testimony that such regulation will diminish investors from building new units in the region, which I do believe to be true, but legislators should also consider that they could very likely drive out the mom and pop rental rental owners with these draconian regulations and allow more growth for the large entities that quite frankly don't care as much about their tenants or the neighborhoods that they invest and reside in. Small time landlords are not the problem and should not be punished for trying to provide quality housing while making reasonable business decisions. We want the city of Portland to work for everyone too! Some thought should be given to more nuanced regulation that takes into account the number of units that an individual or business entity owns regarding who may be impacted by this proposed legislation.

Thank you for your time.

Caleb