

Submitter: Brenda Bonebrake

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am writing in strong opposition to this bill. I have been a successful residential real estate broker for over 30 years in the Willamette Valley. I have watched our market become more competitive and higher priced over the years, not only because people want to live in the beautiful Northwest, but because of the well intended, but ultimately destructive policies that have been passed, especially in the last few years. The problem of both available & affordable housing really rose to a new level after the first rent control rules were passed.

Many long-time investors and “mom and pop” landlords finally threw in the towel as these regulations became onerous and punitive. The vast majority of these landlords were excellent landlords who cared about their properties and tenants. When these housing providers left the market, those homes quickly sold taking a big chunk of comfortable, quality-rental choice homes completely out of the market. Now only the “Big Boys” can afford to play, resulting in lots of multi-family housing being built because the viability of building single-family homes became too high. This is throwing the healthy ratios of multi-family living to single-family homes completely out of whack. We need both but please realize living in an apartment or duplex is not establishing a home or community investment & loyalty, or home ownership. True home ownership adds to the stability of a community and desirability of neighborhoods.

With ever-increasing regulations, laws and rules, all slanted against the landowner, more and more will be driven out of the market, exacerbating our tight housing supply!

The history in other areas that have implemented these policies is very clear and the results are not what anyone wants. We need to support home ownership and affordability, not put more policies in place that work directly against that. Ideas like the ones presented in this bill, no matter how well-intentioned have consequences, and are changing the quality of life in Oregon in a drastic way. I beg of you, do not go forward with this bill!

Sincerely, Brenda Bonebrake