

I am writing this letter in opposition to SB 611. I have been in the Mom and Pop rental business for over 40 years. I started with the house my wife and Father-in-law had purchased shortly before we married and added 4 more houses and one duplex over the years. I am not a big time landlord, just a average joe trying to assist my retirement, using my carpentry skills to my benefit and my tenants. We never raise our rent while a tenant is in our units, but I do need to keep up with inflation, and this bill will not allow me to. You keep saying we have a housing shortage in Oregon, and I would agree things are tight. How do you expect this type of legislation to help this crises? You need more housing not less, and this will encourage landlords to sell and not further expand. Why would an entrepreneur want to invest in an industry that you change the bar every time you meet? I could not, with a clear conscience, encourage anyone to get in to the landlord business, given the direction you are taking the industry. Again you are taking problems that exist in the metro areas of the state and killing the folks living in rural Oregon trying to fix metro problems.

This is another reason why SB 611 is such a bad idea, I live in La Grande and have 6 houses and one duplex, thus providing affordable housing to 8 families. I just did the math. If I total all of my rental income, it comes in at \$5135/month. If I was to sell my holdings, invest it at 5%, the income would be \$3452/month. No property taxes, no insurance, no destroyed property, no painting nor cleaning between renters. No rental control, no rent evection moratorium, no inability to do background check, no continuing changing rules and regulations to keep track of.

Just 8 families out on the street!

Please consider this when you make your decisions on SB 611

Joel Hasse

President Northeast Oregon Rental Owners Association

La Grande, Or.

And Yes this is another reason why folks in Eastern Oregon want to join Idaho!