

Dear housing committee

My name is Ron, small rental houses owner. I oppose bill 611. I m living in Washington county, 30% of housing cost is from utilities, insurance, landscaping. in last 3 years, water rate raised 14.5% in 2020, 9% in 2021. PGE raised 6%, insurance raised 10% each year due to house cost up.

My new mortgage rate is 6.5% as refinanced last year for pull money out for major repair need.

8% Rent cap does not reflect free market trading, nor relieve current housing crisis. If this comes to bill, I have to raise rent to cap to recover unbearable upcoming cost.

I m building addition for house more tenant, but current permit restriction and long inspection waiting time make my project delayed 15 months already. I believe government need to simplify permit process and allow more home owner willing to build ADU and I believe it is effective way to loose house crisis.

Thank you for listening