

Submitter: Ben Piper

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My wife and I have been housing providers for over 12 years. We have 21 units in Deschutes, Clackamas and Marion Counties. We always charge less rent than the market will allow as we feel this helps keep our units full and helps prevent tenant turnover, which costs us money. All of our units are 20-40 years old and would be considered "affordable" as compared to new modern units. Given their age, we occasionally do have to go in and do heavy maintenance to keep them up to current standard with regard to safety and efficiency. If this bill were to pass, we would sell all our 21 single family homes as we would no longer be able to afford to operate, especially with ongoing maintenance costs dramatically increasing, including roofs, electrical and plumbing retrofits, the list goes on. I can see why legislators may think this is a good solution to the housing crisis, but in reality would only make it worse. I ask for your opposition of SB 611.

Regards,

Ben Piper

Piper Property Management LLC