

Submitter: Robert Rahner

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I, Robert Rahner, as an owner of a rental property duplex in Redmond, OR oppose SB 611. I have been in the business of owning rental properties since 2002 and providing affordable housing to the communities I have been in including Medford, OR as well. Recent Inflation and regulation has affected our bottom lines as landlords. Small business doesn't have the flexibility to absorb the additional costs. Investors are already wary of putting money in OR because of the current rent controls. Adding more restrictions will drive them away!

I feel we need to incentivize development and improvements on existing rental properties to provide decent housing for the communities we are in. If my property needs major improvements after say 15 or 20 years, I would like to invest in improvements for my tenants, these costs can only be recovered through reasonable increases in rent. Why make it difficult for owners to make such improvements for the benefit of everyone. If we can't recover costs then improvements will be put on hold or avoided. I feel like larger apartment complexes would be a different category and could make things balance out with smaller increases over more units. However any rental housing under 5 units should be excluded until we see the longer term effects of the current regulations. It does not make sense to have these regulations over the entire state of Oregon when Portland is basically very different than the rest of the state in terms of amount of rental housing, etc. Please support the small business owners of rental housing and vote NO!