

March 23, 2023

To Whom It May Concern:

SB 611 is another example of what is making rental housing so problematic in the State of Oregon. Many more examples in the City of Portland but that is for another day.

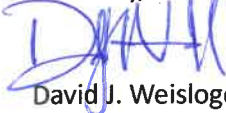
I feel that this is also yet another action that will further disincentivize current owners and investors to stay in, or invest in, our State.

I own a small, 43-year-old residential property management company in Portland and have many examples where affordable rental property inventory is being sold because of short sighted actions, therefore actually reducing the inventory in Portland. Rents go up for the remaining properties as a result of less inventory and the complexities of owning and managing property in Oregon. Rents go up because some owners no longer feel comfortable managing their properties so they have to hire management, an additional expense. Rents go up because costs go up. Is this not the opposite direction we are all seeking? Driving housing providers out of the market is not good policy. Is there not a way to utilize strategic rent assistance for worthy tenants in hardship and increasing affordable doors while not alienating an entire industry? Owners are not all villains and tenants are not all saints but these random, back and forth efforts are confusing and counterproductive.

Reasonable controls and reasonable tenant protections are necessary and I understand the need for some guardrails, but it sure feels that only one side is being considered when crafting these bills and it is not the owner's, developer's and manager's side. This is not sustainable.

Please vote no on SB 611 and go back to the drawing board with balanced input from all affected parties. Housing providers cannot continue to be disproportionately burdened or our housing supply and affordability issues will get worse, not better.

Sincerely,



David J. Weislogel  
Broker