

Submitter: Kallie Caito

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Kallie Caito and I live in Troutdale. I have worked in the rental housing industry for 15+ years. Please vote NO on SB 611.

It's clear that rent control isn't working in Portland or around the state. Most of our cities are growing more unaffordable by the day. This bill will make things even worse and doesn't address the root cause of housing instability.

Housing Oregonians at the sole expense of those providing their housing is not sound public policy and is not a sustainable way to address housing instability. We need to focus on permanent rent assistance and increasing supply. The correlation between rental rates and rent control is profound in all markets where it's present, so you stand to make things worse. In addition, your policies surrounding the following will negatively impact Oregon on-going:

Urban growth boundary restrictions.

Difficult permitting process as a whole for new construction.

Failure to address mental health and homelessness issues proactively.

A lackluster response to the COVID-19 Pandemic and very little support for landlords.

Unreasonably pro-tenant/anti-landlord legal changes that negatively impact both landlord and tenants.

A myriad of other issues you refuse to work with housing providers on.

SB 611 will drive small and large rental owners out of the market and hamstring much needed multifamily developments. Lack of housing supply makes it harder for businesses to grow, for local governments to have a solid tax base, and for Oregonians to stay in their own communities. If smaller landlords can't afford to sustain their ownership

Rent prices are set by several factors like rising utility and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. All of these costs are only increasing, and you are assisting to create an industry with the LARGEST attrition rate in comparison to others, which makes operating costs skyrocket for landlords with all sizes of portfolios.