

March 23, 2023

This letter is regarding Senate Bill 611, The Rent Control Bill.

I have been a housing provider in McMinnville, Oregon for 20 years. Each year I write and send multiple letters to individual Oregon legislators and Committee members fighting for my rights as a landlord. I am astounded how you in the Oregon Legislature are averse to small businesses especially housing providers. We provide families with a home, a place to raise their children, grow their families and sometimes retire. But time and again, the regulations and rules you mandate and impose make it virtually impossible to continue to do so.

Senate Bill 611 is a prime example of what the Oregon Legislature does best, regulate and make things worse by smothering housing providers. Have you learned nothing from the pandemic? You used the pandemic as a way for tenants to stop paying rent. Do you realize housing providers saw rental revenues drop by more than 50%? Now, with inflation continuing to rise, this rent control bill will further erode our ability to survive. How do you expect us to pay mortgages on our rental homes, pay our insurance or make needed repairs or improvements if you cap our ability to raise rent? How are we supposed to recover our costs on said improvements/repairs? If we cannot afford to pay our financial obligations as it relates to our rentals, then we will be forced to sell our properties and that will lower the number of available rentals in the entire state.

This bill will also de-incentivize new development or investment for improvements on existing properties with an exemption on new construction from 15 years down to 3 years. How do you expect landlords to recover costs under this rent control bill? You also want to triple relocation fees for tenants when landlords need to repair, renovate, sell, or have family member(s) move into one of their properties. There is no room in our coffers for severance. We are still trying to recoup from the pandemic! The regulations never end! The tenants have all the rights, and the housing providers have no rights!

Now the Governor has a new \$200 million dollar spending plan to build new apartments and homes. The plan offers rent subsidies which doesn't exactly inspire creation of new housing and, legislation passed by you, the Oregon Legislature encourages tenants not to pay rent and gives deadbeat tenants an out from eviction. A suggestion: why don't you prioritize incentives to get off housing subsidies and eliminate rent caps instead of incentives to get on housing subsidies. What you are doing is setting up a socialist society where no one needs to work to pay their rent. As one of my past tenants told me, "It's great being a single parent because you get everything for free".

I wonder... have you done your due diligence by investigating how rent control has negatively affected and caused housing instability across the United States? Just look farther down the west coast to San Francisco. We DO NOT want to follow the same path as California.

Stop the insanity! Let those of us who provide our fellow Oregonians with a nice place to live and raise their families an opportunity to continue to do so. Kill this bill before it kills the livelihood of housing providers.

Thank you for your time.

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