

Submitter: Jill Ballantyne

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Jill Ballantyne and I live in Bend, Oregon. I have worked in real estate since 2018 and own my own rentals. Please vote NO on SB 611.

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. If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. More rent control will only disincentivize new development and ownership of rental units. This bill leads us further away from our housing goals.

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. Many of my clients no longer want to own rental property in Oregon due to the current laws and this will only make things worse. With higher home prices, many landlords need to charge higher rents in order to even break even.

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. Owning rental properties will no longer be a solid investment. Having fewer properties in the rental pool will also cause rents to increase. Please vote against SB 611. It will not fix the problem!