

Submitter: Tristin Crum

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a lifelong Oregonian as if my wife, we graduated from North Eugene High School and then proceeded on to Portland State University where we both graduated. My wife works in downtown Portland and I am an active duty soldier in the United States Army, we will be moving back to Oregon as soon as my service obligation is complete. We love Oregon, our family's have been in Oregon for generations, it is our home; we also know the issues that face Oregon.

Housing and homelessness is one of the largest if not the largest issue that Oregon is currently facing. We own a duplex and a house in Eugene and we would like to continue providing safe and quality housing in a community that we love. We have explored building more housing and turning those units into rentals, Governor Kotek has set the goal of 36,500 housing units a year. This is an aggressive goal, a goal that if achieved would help alleviate the immense pressure under building housing has caused.

The real issue with housing is that we have under built, we have made it expensive and difficult to build and the 2008 financial crisis did not help this. SB 611 would attack those who create and provide housing to our communities. SB 611 would lead to a dramatic decrease in construction of rental units across the state, it would lead to small landlords selling their properties ultimately increasing corporate ownership over the rental market, it would lead to less rental units, leading to higher rents, more competition for units, and stricter screening standards for applicants. There would additionally be a large transition from long term rentals into medium and short term rentals.

These types of regulations have an inequitable impact on small housing providers that cannot afford the immense cost associated with compliance. Corporate landlords have lawyers and the cash to navigate these regulations.

I don't know a peer in real estate that doesn't want to be a part of the solution and make their community better. The state and local governments should partner with housing providers instead of attacking them. SB 611 would not only make it not feasible to build housing in Oregon it would make it not feasible to purchase anymore properties to rent out, we would be forced to look to other states to build housing in.

Between state and local laws and ordinances the legal landscape for landlords is already extremely confusing and complex, in most cases an owner has to hire a property manager or work with a lawyer just to understand the regulations. We have

a home in Georgia that we rent out from when we were stationed there and it is easy to be a landlord and provide housing in Georgia; it is night and day between Oregon and Georgia.

I have a lot of peers that want to provide affordable quality housing in Oregon but feel they are being forced to sell and move their investments to other states. They feel attacked and villainized. They hate bad landlords as much as you do.

Three months of rent in relocation fees is a penalty to landlords, especially when not attached to income in anyway, that easily wipes out two or three years of the small amount of profit that a small housing provider is making. Most economists agree that these types of regulations do not alleviate the pressures within the market, they make them worse.

We need to acknowledge and look at the real issue, we need more housing and attacking those who provide the housing that we have is not going to solve the problems we are facing as a state and as local communities.

Please vote no on SB 611.