

Submitter: DR Wu

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a small housing provider in Metro Portland area. It is getting more and more difficult to make ends meet due to rapid rising inflation. I strongly oppose Oregon SB611, which proposes an increase in the amount a residential landlord owes a tenant for a landlord-caused termination of tenancy. Here are my reasons:

This legislation would harm housing provider diversity and reduce the supply of affordable housing from small mom and pop providers. It would force more small providers out of business, allowing larger corporations to acquire their properties. This would not be in the tenants' best financial interest, as renting from big corporations tends to be more expensive.

The increased costs imposed by this legislation would ultimately be borne by the tenants in the form of higher rent. Even if housing providers initially absorb the costs, they would eventually have to increase rent to remain financially viable. This could make it harder for tenants to qualify for rental applications and result in much higher rent than a true free market rent.

Most housing providers in Oregon are small mom and pop owners who work full-time jobs to make ends meet. If the lower rent cap is passed, it will be a death sentence for many of these providers who are already struggling to keep up with rising mortgage interest payments, insurance premiums, and property taxes. This will hurt them more than larger corporations.

This legislation would discourage investment in affordable multifamily housing, which would ultimately lead to a reduction in housing supply and higher rents for tenants.

Overall, I believe that this legislation would do more harm than good to tenants and small housing providers like myself. I urge policymakers to consider the unintended consequences of this proposal and find alternative solutions to address the housing crisis in Oregon.