

Submitter: Paula Belcher

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

These government restrictions on rents only result in eventually harming tenants. We own 5 rental properties in Eugene/Springfield, all with long-term tenants. The income from the properties supplements our Social Security in retirement. We keep all our rents reasonable to: 1) minimize turnover, and 2) protect our tenants as much as possible from inflated rents. However, as we experience increases in expenses--taxes, insurance, lawn care, utilities, and repairs--it becomes more difficult each year to justify owning them. As property owners like us become more frustrated with trying to make ends meet, we will soon be forced to sell the properties, thereby reducing the number of rentals available. We have witnessed this situation occurring in New York and California. Please do not let Oregon fall victim to this same problem. Allow the free market to influence rent prices without government control that, as we've seen, will simply make it more difficult for Oregonians to find suitable housing. Rent control causes instability of housing for the persons who need it.