

Submitter: Roy Roos

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am alarmed at new rent control and new high no cause eviction payoffs and I am near retirement age and depend on my rental income for my primary. I am sad that it is clear that will have to leave Oregon for good if these rules pass as most states nearby do not have these ridiculous restrictions on hard working small landlords. I love Oregon so much and really want to stay as I've been here for so many good years and these new proposed laws get me so depressed as locally there are so many new problems like mentally ill without services and homelessness. These new rules are guaranteed to make Oregon far more like California and will increase these social troubles.

I am a small landlord with 4 plex properties and of older housing stock and also a strong proponent of historic preservation and I provide affordable housing and rent out a bit under market rates. With the 10 percent cap in Portland, I am able to stay within those parameters and have so many great tenants who have rented from me for many years. A 3 percent cap will put me out of business and the only landlords who could stay in business will only be at the corporate level. Many other small landlords I know are scared now and deciding to sell out now so this is no joke or bluff and I okay the new law does not become reality. Another bad thing of the loss of smaller landlords will be the loss of historic preservation as these older small properties will be sold and demolished and replaced by modern buildings with condo units.

This is guaranteed to kill the limited affordable housing for those of middle income and worsen our social economic gap. This comes from one who provides affordable housing and adheres to sustainability.

PLEASE DO NOT CONSIDER THIS EXTREME MEASURE.

Thank you, R E Roos