

Submitter: Ron Ross

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Committee Members,

I have been involved in the multifamily housing industry in Oregon for over 40 years. Starting as a property manager in Portland in the late 70's then moving to Bend and specializing in multifamily brokerage since the early 80's and continue today. I do not have a pension or a PERS, and social security will not support our retirement. I have worked all of my life since about the age of 10. I turn 70 this year and over the years I have scraped together a few rental properties that I personally own, and I continue to work. I will rely on these rental properties for my retirement.

There were lots of lean years when the rental income did not cover the mortgage and expenses. There were years where we were barely able to hang onto our properties. Many landlords were not as fortunate and lost their rental properties in the last great recession. I have always been a super responsible landlord in keeping my properties clean, well maintained, safe and nice for my residents. The rents I have charged have always been modest and well below where I could have pushed them. I respect my tenants and they respect me. I have been very active in rental owners associations. The vast majority of Landlords that I know are quite similar to what I have just described.

I been hoping and praying for years that I could have a state leader that represents me. I have felt for years that this state government despises Landlords, and looks at them as somehow privileged people that take advantage of renters. It is a business. Profitability is essential. Landlords should NOT have to bear the burden of a housing crunch.

Landlord costs have soared in recent years. There are no government imposed price controls on insurance premiums, maintenance costs, landscaping, snow removal, utilities, and building costs. Property taxes go up relentlessly every year and there has been no relief provided. There are no price controls on groceries, medical costs, gasoline, etc. These are also costs that low income tenants must bear.

Rent control has not and will not ever be an effective solution. Housing providers, big taxpayers, and other capital sources are leaving this state in droves. Please take notice. And requiring Landlords to pay 3 months rent when they legally and rightfully want their property back is truly outrageous.

Please, please, please can someone at the state leadership level represent me.

Thank you.