

VIJAYA KUMAR NAKKA
Clatsop county
Oregon

March 26, 2023

Attn: Senate committee on Housing and Development:

I have been providing housing for five families for more than 5 years. Recent inflation has driven up my costs of paying utilities, and all materials for repairs, renovation and maintenance are significantly more expensive in the last few years.

Rent control legislation will hurt my rental business and may force me to sell my properties. And, most rentals that are sold become owner occupied. Rent control bill can result in reducing, not increasing places for tenants to live. As prices rise and rents are capped my ability to fix and repair and upgrade the rentals I operate becomes more and more unlikely and thus tenants suffer and property values drift downward. I barely make profit from the rents after all the bills and other expenses paid.

You don't want to force us go out of rental business and do not want to be like one of those rent controlled cities like Manhattan or areas of California that have let government disincentivize entrepreneurial landlords.

Hope you also understand landlord's problems to run and manage rentals.

Sincerely,



Vijaya Nakka

503-740-9018