

Submitter: Elizabeth Haemmel

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Hello, I have provided housing in Eugene since 2016. This legislation will disincentivize new development or investment for improvements on existing properties due to the inability to recover costs under rent control. The cost of living means that I need to be able to increase the rent in order to be able to maintain the property properly. I had to replace a toilet last year, for example, at a cost of \$500. A couple of years ago I had to replace some flooring and the washer and dryer. It all adds up and then on top of that we have inflation. With a housing shortage in Oregon you ought to be encouraging people to provide housing not tying their hands. Not all landlords are greedy. As I have rented from some horrible people I know that is something I want to avoid. Thank you.