

Submitter: Chris Mackovjak

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

March 26th, 2023

Senate Committee on Housing and Development

900 Court St. NE

Salem Oregon 97301

Dear Senate Committee,

This is a joint letter submitted by Nicholas Atanasov and Chris Mackovjak. We are small-time rental property owners in NE and SE Portland, each owning one rental property. Nick has been a property owner for roughly one year and Chris owns a duplex that was purchased in 2015 in partnership with his sister. We write to you in the hope of explaining the unintended consequences this bill will have, if passed.

As landlords, we are PROUD to provide clean, safe, and affordable housing to our tenants. Being a small-time landlord is not an anonymous business - we know our tenants first names and their stories, where they are from and where they are trying to go in life. The problem with Bill 611 is that it will ultimately hurt the very people it is intended to help. Portland needs more affordable housing like Nick and Chris provide but, by passing 611, the costs and risks of being a landlord are pushed up. When costs and risks go up, Oregon will lose good landlords who will choose instead to sell their rentals to future homeowners (who are willing to pay a premium) resulting in fewer homes for rent – the exact opposite effect we need. We would do far more for tenants by focusing our energy on helping, not hurting, small-time landlords who are already taking on a lot of risk to provide much needed affordable housing.

We resolutely stand against measures like Bill 611 because we want to help Portland and Oregon thrive, we want to be able to offer affordable housing, and we want to strengthen the landlord/tenants relationship. Bill 611 will do the opposite, it will only further hurt an already hurting Oregon.

Sincerely,

Nicholas Atanasov | Chris Mackovjak