

Submitter: William Shurtz

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Sirs:

We (my wife and I) have several rentals in Medford and the local area which we manage ourselves. We have had one the longest for 32 years. It was our intention to have these as retirement income. Our philosophy has been to charge a reasonable rent for a house that we would enjoy living in. To that end rate increases have been minimal even while we have remodeled over the years. The result of that is we have renters who have been with us for up to 19 years. This provides us the stability we desire.

However, in the last couple years we have had to raise rates dramatically (the maximum permitted) as new Oregon State laws have come into effect. These laws have increased our cost of renting now and more so potentially in the future which we must prepare for.

It has been tough enough with increasing costs and now the state is restricting landlords even further by controlling rents, which by the way, government rent control has never worked as intended. Our costs have been hitting us from all directions from insurance and irrigation to garbage pickup, utilities and taxes. Not to mention inflation. It's becoming a frustrating environment to operate in, and we have considered turning one section of rental land into storage units instead of growing organic vegetables and providing housing.

Thank you for listening.

Sincerely,

William Shurtz