

Submitter: Suzanne Davis

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My husband and I would like to submit our testimony concerning the proposed Senate Bill 611. We have owned a 10 unit complex in Coos Bay, Oregon since 2016. We continue to look forward to the time when the Oregon legislature will see the wisdom in allowing Oregon landlords to manage private property without rent controls.

1. Like every other rental owner in Oregon we take advantage of the maximum available rent increases allowed us every single year because we won't be allowed to increase the rents at our discretion, or when they are warranted by a major improvement to the facility, but only when the State of Oregon states that we may. Rent controls actually raise rents and create the opposite action to what is desired.
2. No other business entity in the state of Oregon is prohibited from allowing the free market to determine whether their products or services will succeed or fail based on how well they can compete. Costco isn't, your doctor and medical services aren't price controlled, and even your local Safeway isn't price controlled. But as a landlord in Oregon, I'm not only price controlled by the state, but we're additionally handicapped by a detailed lists of legal rights that our consumers have that we do not have. And sadly if they are poor consumers and destructive we must ultimately pay them to rid ourselves of them. As landlords we will "always protect" our good tenants and are not in need of additional laws. We currently have five of the 10 units in the complex that we own under complete renovation however, with the current laws; we are unwilling to rent them. Rent controls have added to the housing shortage.
3. We have additional money that we could invest in the rental market, however with the current rent control laws as they stand and with more laws in the wings, we will not continue to invest our money in the Oregon rental market. Rental Control will continue to contribute to Oregon's housing shortage.
4. Under the current laws, we will continue to make improvement to our ten unit complex and then sell it as soon as possible. Rent controls have made ownership of rental properties an extremely unprofitable and difficult business in Oregon.