

Here is a copy of my letter of opposition to the City of Bend in November. It certainly applies at the State level as well.

Please submit on our behalf as written testimony.

Best Regards,  
Chris and Becky Conant  
Conant Family Rentals, LLC.  
To: [sallyrussell@me.com](mailto:sallyrussell@me.com)

Good Morning Sally:

I'm watching these ordinances the City is developing that will encumber the business that my wife and I have worked hard to build here over the past 28 years.

Rent controls and longer notices to tenants will not solve the housing problems we have in Bend. They haven't worked in NYC, LA, Portland or San Francisco. It won't help in Bend either. They will only make the existing problem more acute.

The challenges we're having now are a direct result of the land use laws, system development charges and the unbridled promotion of our region across the U.S.

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Over the course of almost 3 decades, we have had to ask several tenants to leave our properties.

This is a worst case scenario at 30 days when we as landlords are at odds with a tenant and they are in control of one of our significant assets. At 60 or 90 days this becomes intolerable and frankly, expensive and potentially dangerous.

If the City is going to further regulate and interfere with honest landlords does this mean that you are going to start working up ordinances for the home building trades, the land developers or the real estate businesses who are all operating at peak profits currently, to restrict how they build, what they charge or how much profit they can legally make on their activities?

We have a gold plated park system in Bend. At one time sitting on a \$60 million fund to use as they wish.

I love parks too but when you can't find a place to live in Bend and BMRP is spending millions of dollars developing water parks and ice rinks, it makes one wonder where our priorities are.

If the City wants to cure the problem, we need to work at reducing the SDC's and freeing up an adequate supply of land to make building in Bend more affordable.

The 2,500 acres most recently approved by the expansion of the UGB will help but we're going to need more if the pace of growth continues.

Being more hospitable to industries that would bring family wage jobs to Bend would help as well.

I value your leadership. I also understand that the points I'm bringing up are not new to you.

Bend has been my home for 43 years now. We'd like to continue to live here and do business here.

Thanks again for serving Sally.

Would you please forward this to your colleagues on the Counsel and to Eric King? If you cannot, let me know and I will contact them myself.

Best Always,  
Chris and Becky Conant