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SB RE: House Bill 608

Dear madam Speaker,

I am a small rental owner. I provide housing for 15 people in my rental homes.

I am very concerned about SB 608 and how it will affect the lives of the people that rent my homes.

My husband and I invested everything we have into these rental property's. We sacrificed for the last 15 years to have these homes because it was for our retirement. We have had good tenants and some really bad tenants but most importantly we are part of the housing shortage solution because we are housing these families. I am going to list the items from the bill that will have the biggest impact on our investment and our tenants.

I believe the rental crisis is due to a lack of rentals. The only thing that will fix the problem is more housing. We need more housing not rules that punish small home owners that are providing housing. I also want to point out that I actually own these homes. They do not belong to the government, they are not public property. I pay property taxes on them, I maintain them, and I choose to rent them out.

1. The no cause eviction rules: I actually have a rental home that burned in October. I had to give my renters a no cause eviction because the house was occupiable. The consensus from the fire investigators was that the fire was human caused (most likely by the renter or a guest of the renter) cleaning their bong out in the bark by the front porch. Under this new bill I would have to pay the renters to move out even though they caused the fire.
2. Not being able to raise the rent after a no cause eviction. I am now having to rebuild my rental home. This is a huge expense as insurance does not cover everything. Most importantly the fact that my property taxes will jump up to new appraised value due to the rebuilding of the house. Because my rents were artificially low due to a combination of the house being built in 1974 and wanting to assist lower income renters. Under SB 608 I could easily be in a position of financial loss and would take years to increase rent to a point of break even. It also would cause a false rent situation for the renters who would be facing a maximum rent increase every year until it reached market value, as opposed to renting it for a market rate that would not need to be raised so severely.
3. Applying to homes 15 years or older. This is one of the worst things of the bill. Most of my rentals are just at 15 years old. They are not paid off as I had 30 year mortgages so I still have that cost, but they are in need of the most repairs or remodeling. The carpets are worn out the cabinets have had wear and tear. The roofs were 20 year roofs so they will need to be redone. If I need to do major repairs and could have done a no cause eviction to work on them I do not have the money to pay up to 3 months rent to my renter for them to move out. I certainly do

not have the money to upgrade and repair the homes with out getting to raise the rent to market value to help cover the cost of these repairs. So If the roof leaks now I will be doing the minimum repair to keep the house occupiable but I will not be upgrading anything unnecessarily. This means the homes will start to become shabby and less desirable. I like to keep my homes attractive for my tenants and the neighborhood's the homes are in.

4. No cause eviction rules. If I need my home for a family member, I should be able to give notice and regain control of my house without having to pay to relocate the current tenant. Or actually for any reason. I am choosing to provide housing for rentals. I should be able to choose to not provide housing. I feel that this infringes on my personal property rights, or the right to possess, control and enjoy my legally purchased, deeded private property.
5. Rent Control: This is very dear to my heart. I have provided housing at below market rate to some very special tenants. Currently at 7% maximum yearly increases it would take 5 years for me to raise the rent to market rent value. If I don't jump these tenants up to market rates immediately, I will be at economic disadvantage because of my generosity to these renters.

I have also in the past lowered rents to help a tenant through a job loss or family illness. I would no longer have this option because I would not be able to raise rents again.

6. No cause eviction. In the past I have used a no cause eviction to remove a renter from a property as a way to remove a renter without giving them a bad mark on their rental history. This was a mutually agreed eviction because they new they were being a poor tenant. I know this was perhaps a special case but now I would be in a position where I would have to evict them with cause or have to pay them rent to move out. This limits my ability to work with tenants on special case situations.

I am not the best letter writer. This bill greatly affects my life and my investments. The fact that Oregon would be the first State to enact State wide Rent control is overwhelming. My children are sixth generation Central Oregonians. I have a deep love for this state. My rental homes have increased in equity greatly over the 15 years I have owned them. It would be very profitable for me to sell them and not have the hassles of dealing with tenants and making sure I follow all the laws that keep changing. I can tell you if I do that there will be 15 people who will be looking for new housing. I truly believe this bill is punishing the people who are actually providing the housing. Please refocus your efforts at providing incentives to build affordable rentals, or adding ADU. Please do not put these burdens on the people who are already providing solutions.

Respectfully

Becky Cyrus

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