

February 4, 2019

Dear Senators on the Committee on Housing for Oregon,

I am writing a letter to share my opposition to SB 608.

My husband and I live in SE Portland. Over the last 20 years we have purchase four modest homes also in SE Portland. We have done all the work to renovate and repair the homes to provide nice rentals. For most of the time we owned the homes the rent we were able to charge did not meet the cost of the mortgage and costs to maintain the homes. Our long-term goal has been for the homes to be paid off when we retired and for them to provide supplemental income for us. Because of the potential financial burdens resulting from the passage of SB 608, we would likely sell the homes, thus removing them from the rental market, and turning them into residential housing.

My opposition to the legislation is based on:

1. I believe a lease is a contract. When I negotiate a one year lease with a tenant, when the end of that lease comes I am under no obligation to continue the lease, nor is the tenant. It gives us both parties' certainty and an automatic out at the end of the lease. If, as a housing provider, I am required to continue a lease into a monthly contract regardless of my plans for the house, then a lease contract is worthless. I occasionally use the end of a lease contract to conduct major improvements (new kitchens, laundry rooms, etc.) or to conduct scheduled maintenance (refinishing floors, interior painting, etc.).

2. I don't believe rent control solves the problem of affordable housing. Others will testify to the science and statistics of why rent control makes housing situations worse. I can speak from experience. I briefly lived in rent control housing in Boston, MA. I was a graduate student sharing housing with other students. The room was cheap. It was shabby, dirty, and unmaintained. The house had been rent controlled for 20 years, with students coming and going but doing whatever was required to keep it rent controlled. Ultimately, the house was deemed a health hazard and was torn down. I also have family living in a rent-controlled apartment in downtown Amsterdam in the Netherlands. He is a doctor. He pays \$400 a month. It has been rent controlled for 20 years. I think that in both situations the landlords were penalized, the law was taken advantage of, and repairs and maintenance were dis-incentivized.

3. It just isn't fair. Tenants have to give me 30 days notice to move. I have to give them 90 days notice, and pay moving costs.

4. There must be an exemption to the legislation for landlords to move themselves or other family members into one of their rental houses. I will need to move my parents into one of my houses in the next few years.

In summary, I am opposed to SB 608.

Thank you for your time.

Sincerely, Lisa Hamerlynck
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