

**From:**  
**To:** [Sen Fagan](#); [Sen Girod](#); [Sen Knopp](#); [Sen MonnesAnderson](#)  
**Cc:** [Exhibits SHOUS](#)  
**Subject:** SB 608-OPPOSED  
**Date:** Saturday, February 2, 2019 9:24:41 PM

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**Dear Senators,**

**The following are remarks that I prepared for Monday's testimony against SB 608 (Rent Control - Elimination of No Cause Eviction). The weather does not seem to be cooperating, and I am unable to make the drive to Salem without a proper vehicle. So, here are my comments that I would like you to read and seriously consider before voting on the bill:**

Good afternoon. I am a bleeding heart progressive from the town of Ashland...a town full of democrats, hippies, tie dyed shirts and the Oregon Shakespeare Festival. My husband and I consistently vote to increase city and state taxes because we believe in developing a healthy and robust social services network in our city, state and country to help those that have been less privileged and fortunate than we have on our numerous trips around the sun.

In the summer of 1964, my grandfather purchased a chunk of land in Medford, Oregon, and set to work surveying, plotting and mapping it to measure the potential for building a manufactured housing community. Fast forward more than 50 years, and my family still owns and operates this community. In my teens and twenties, my father was running the community, and I often heard him whisper of his fear of 'rent control', but didn't quite grasp the concept of why it upset him so much. After all, we have always been a family that volunteers our time and money to help those less fortunate than ourselves, and I for one didn't see anything wrong with the idea of limiting the amount of how much a landlord could raise their rent. The concept sounded fair and reasonable to me!

Fast forward into my thirties, when I took over running the MH community. I acquired first hand knowledge of just how much money is required to keep up the community, let alone make improvements and long term investments for the longevity of the business. Over the years I've upgraded what feels like miles of PVC pipes, sewer lines and electrical connections to our homes, ripped up and replaced asphalt and concrete, and planted, trimmed and removed hundreds of trees. We have ALWAYS been hesitant to raise the rent on our residents, and committed as a family to only implement an increase when projected costs such as utilities, repairs, health care, etc. will increase in the coming year. Our goal is to make enough money to continue to upgrade and reinvest in the community, as well as a consistent income for the family members.

That being said....with this legislature's talk of implementing some type of rent control on the state's landlords, I lose sleep at night at the seeming inequity of that proposal. My community

has consistently ranked at either the lower end or lower middle end of comparable rent charges in southern Oregon. If rent control passes, and my rent is locked at current rates, I am being punished for maintaining my rent at a reasonable rate all along. Many other family owned communities are in the same situation. By locking my rent at a certain level and only allowing me to increase it at a limited percentage, you severely limit my ability to reinvest in my business and keep it as a viable business that increases in value over the years. You don't mandate what fast food restaurants can charge for their food, and you don't mandate whether Costco increases the cost of tires, so why should I, a business owner who takes pride in reinvesting and improving my community, be limited in that way? If rent control passes, you also devalue my entire business, because if I want to sell my community, future buyers will know that their ability to raise rents and reinvest in the community will be severely hindered.

Believe you me, as a bleeding heart liberal who wants to assist others in any way I can, I WANT there to be more affordable housing options in our state....it's just that rent control is not the way to go about accomplishing that goal. My colleagues have presented to you the reasons why rent control does NOT accomplish the goal of providing more affordable housing to renters in our state, and I'd like you to seriously REconsider this sweeping legislation that punishes those of us who have been the 'good guys', gender pronoun notwithstanding, for generation of Oregonians..

We need MORE HOUSING BUILT in our state, not rent control.

Thank you. Please let me know if you have any questions for me as a landlord, or would like to know more from the perspective of a progressive landlord that up to this point has consistently voted democrat. :)

Jennifer Bagshaw  
Owner, Aspens on the Creek  
Medford, OR