

From: [Jean Nelsen](#)
To: [HHS Exhibits](#)
Subject: Stop Statewide Rent Control - No on Senate Bill 608
Date: Tuesday, February 19, 2019 2:40:07 PM

Dear Committee Members & Housing,

As a Realtor, I am in a position to hear the impact of this bill first hand. One of my colleagues was working with an investor to purchase a rental. She pulled out when the Senate passed this bill. How many more will leave or pull out if it passes the house? As a landlord, this feels like a sweeping punishment to all of us who try and do the right thing. Personally, I never raise rents unless someone moves. So, I don't really have a problem with with the 7%. Even at 7% plus CPI, many investors will simply decide not to build in Oregon. We are at a critical point in Oregon's history where we need significant new housing units statewide.

If the bill is going to move forward, please consider the following amendments:

Remove the language that makes a landlord pay the tenants to move in a no-cause eviction. If there comes a time when I need to move into one of my rentals due to medical issues, or some other age-related problem, I don't think I should have to pay tenants to move. It's a mistake to think we all have deep pockets and would be able to make that payment.

Please remove the emergency clause. If the emergency clause stays in the bill, as soon as Governor Brown signs the bill, many of your constituents will be exposed to significant new legal exposures with no time to educate themselves. A 90-day period to inform landlords is not unreasonable and is standard practice in the legislative process.

Address the unworkable timelines for good-faith purchasers of homes who intend to occupy the home. Existing timelines were negotiated through the previous collaborative landlord/tenant process.
Have one statewide standard for relocation payments.

The Oregon Association of REALTORS® has been working in good faith with members of the Legislative Assembly to address structural problems with our housing shortage. We will continue to work with stakeholders and elected officials on positive solutions that do not cause further harm.

Sincerely,

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