

Submitter: Dawn Kassebaum

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Senate Committee on Housing and Development:

My name is Dawn Kassebaum and I live in Oregon City. I have worked in the rental housing industry in Multnomah and Clackamas counties as a landlord for over 25 years. Please vote NO on SB 611.

Rent control is not working in Portland or around the state. I believe SB 611 will make housing affordability and availability even worse than it currently is and does not address the root cause of housing instability. I believe the root cause of our current housing issues can be summed up by: supply and demand. Any legislation that impacts the supply of housing will have direct negative consequences, which this bill does.

My husband and I are "mom and pop" landlords in the Multnomah and Clackamas counties for the past 25+ years. We own and manage over 20 units in the city, multi-family and single-family residences. We have always tried to keep any rent increases well below the allowed percentage increase amount per year. SB 611 will drive us to discontinue providing rental housing in Oregon.

The City of Portland and the State of Oregon have taken an adversarial and punishing stance against landlords and those who develop and build housing in the state. I am hard-pressed to think of another industry that the state has decided to go after in such a manner to try and solve a crisis. Should the state punish and enact financial hardships to those in other industries providing needed products and services? Should nurses and doctors be subject to increased taxes or fees because healthcare costs are soaring? I don't think most people would consider this acceptable, yet there seems to be an attitude that those providing housing should be punished and restricted. The problem is supply. If we encourage developers, builders, and even mom and pop landlords to continue to provide housing, they will do so. If they are restricted, fined and generally treated as adversaries, they will go away.

By severely restricting rent increases and levying increased fees on landlord terminated leases, it quickly will no longer make financial sense for those who provide needed housing to stay in the industry, my family included.

I respectfully challenge the committee to think about the unintended consequences this bill will have on the housing industry: small and large rental owners will sell their assets and take their money elsewhere; supply will diminish; developers will no

longer be interested in taking the risk of building out multi-family properties if the investment doesn't make sense; remaining landlords, faced with severe restrictions on rents and huge relocation fees could end up in financial crisis as other costs such as taxes, insurance, tenant damage repairs, etc. continue to rise; not to mention unpaid rent moratoriums we have all suffered through during the pandemic.

I ask that the committee seek data and research to analyze how the current policies of rent control and relocation fees have affected the housing industry before adding to the burden already established. Please seek collaboration with the housing industry, not adversarial, punishing restrictions.

Thank you,
Dawn Kassebaum