

Submitter: K Bryant

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Hello,

As a long time resident and a new landlord, I would like to voice my opposition to this bill. It is my understanding that this bill would cap rent increases (and thus any rental income) at 3% annually. I'm not sure why it this industry is treated so differently than other industries. Certainly housing is an important, necessity but so are food, clothing, fuel, water, and a myriad of other industries. There is no expectation that medical policies would be unnaturally capped such that income could not even keep pace with inflation let alone allow for any improvements to lifesaving technologies. There is no discussion as to whether the costs for mandated improvements such as covered reservoirs or improved sewers would not be passed onto water customers. Please explain in ethical, logical, or other terms why this cap is warranted. If you truly want to lower rental prices you need to also lower tax prices for renters.

Also consider how cost of living increases to workers are not capped at a percentage but are free to fluctuate as economic conditions change. Are governments going to cap the income of law enforcement officers to some arbitrary percentage to save the impact on taxpayers? Or the amount paid to teachers? Or to social security recipients? So the question is not what's really right for taxpayers but what's politically expedient.

We moved to Oregon 20 something years ago from the Bay Area. We had friends and family in various areas but the worst apartments were found in Berkeley where rent controls were in place. These apartments could be alarming with little capital investment and sometime shoddy work. Meanwhile apartments in the City were relatively well maintained and safe.

I would encourage you to take a step back and look at the big picture. Is what is being proposed fair? Who will benefit and for how long will they benefit? What do you want cities to look like in 10 or 20 years? I think once you consider these questions in a broader perspective you will agree that this bill should not be enacted.

Thank you for your time and attention.