

Submitter: Leslie Goodrich  
On Behalf Of: self  
Committee: Senate Committee On Housing and Development  
Measure: SB611

I oppose the emergency bill as an act against rental housing owners. As a retired person, I live off of my rental income and have all of the expenses of a rental property. I realize that without the ability to recover the increased costs of taxes, insurance and maintenance and repair costs then I will NOT have adequate retirement income. My property continues to require 100% of the repairs, the weather caused trees to fall, fences to blow down, roofs to leak. Power outages caused damage to heat pumps. Without reasonable ability to recover costs for all expenses the state risks losing housing units.

I urge you to look at the whole picture. I empathize with the struggle tenants forced to pay rent increases as I rent in a mobile park with investment company owners. But my insurance cost continue to rise as due my property insurance. I regret that I do not own brand new units but I must replace another portion of roof this year, again repaint outside. My plumbing continues to keep costing me. Yet I endure all of these expenses with the hope that a fair income will supplement my meager social security income. I witnessed other rental property owners during the COVID 19 regulations keep several units vacant rather than have them occupy without the ability to collect funds due in a timely manner. Risk vs reward is a threat to our housing supply.

Please consider the whole picture. Build more housing to reduce the demand. Don't diminish the value of rental property ownership and shrink the supply. Thank you for your fair consideration. Rental property owner in Josephine County and longtime registered Voter in Oregon