

Submitter: Randy Birzer

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am Randy Birzer and have owned rentals in Eugene for over 25 years. I am opposed to SB 611 as it shows no understanding of running a rental business. Inflation is a part of our economy, prices of building materials and services has gone up in the last few years, significantly more than the 8% SB 611 proposes to cap rent increases at. Limiting a business' revenue increase to less than inflation will likely end bad.

The increased payments for No Cause Terminations also reflects no awareness of the day to day operation of a rental business and ignores the fact that not all renters are model tenants. No Cause Termination is used when a tenant is difficult, not following the lease they agreed to, are abusive to neighbors or landlord among other things. Landlords do not want vacancies, but some tenants are so bad they don't want to continue doing business with them. Requiring landlords to pay increased relocation assistance to difficult tenants with No Cause Terminations will cause more For Cause Evictions to happen which stay on the tenants record for a number of years making it very difficult for them to find private rental housing.

If SB 611 passes it will be harder for landlords to put money into maintaining and upgrading their rentals thus negatively affecting tenants and the rental housing stock for the long term. Some landlords will sell their properties to owners who will occupy the unit and displace tenants thus decreasing the rental housing supply.

SB 611 will certainly make Oregon a less desirable place to invest in rental properties and will hinder the state's goal of creating new housing.

I encourage you to not pass SB 611 and keep existing housing laws.

Randy Birzer