

Submitter: David George

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is David George and I live in Portland. I have worked in the rental housing industry for over 60 years (4th generation) Please vote NO on SB 611.

It's clear that rent control isn't working in Portland or around the state. Most of our cities are growing more unaffordable by the day. This bill will make things even worse and doesn't address the root cause of housing instability.

Housing Oregonians at the sole expense of those providing their housing is not sound public policy and is not a sustainable way to address housing instability. We need to focus on permanent rent assistance and increasing supply.

If the state wants to achieve the goal of 36,000 new housing units per year, we cannot pass this bill. More rent control will only disincentivize new development and ownership of rental units. This bill leads us further away from our housing goals.

SB 611 will drive small and large rental owners out of the market and hamstring much needed multifamily developments. Lack of housing supply makes it harder for businesses to grow, for local governments to have a solid tax base, and for Oregonians to stay in their own communities.

Rent prices are set by several factors like rising utility and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. All of these costs are only increasing.

When Kate Brown said all tenants needed to do was make application to receive the six month reprieve my tenants made application every six months but never completed the application. Hence, I never got paid. These people are low income and do not understand that I lost over two years of rent from each of them and they received bad credit.

Kate did not think out this plan very well for all levels of tenants. The damage done to turn the units when they left was over \$20,000 per unit. I truly do not believe that was the intent, but it is what happened. Please think your ideas out thoroughly.

Thank you,
David George
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