

Submitter: James Walsh

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Legislative interference in free markets can have unintended consequences which was demonstrated during the eviction moratoriums enacted during Covid. As a result of legislative interference the housing market has become worse, not better, and the same result will obtain if SB 611 is passed. Please learn from your prior mistakes and vote "no" on SB 611.

The formula for rent increases that was previously adopted, while onerous to landlords, is better than the one now proposed in this bill. With the dollar losing value and inflation running higher than expected it is unreasonable to limit rent increases to 8% a year. In fact, it is so unreasonable that the legislature and the public should expect every landlord to raise rent by the maximum amount allowed from now on. Many landlords don't raise rents for tenants they like and are happy with existing rent levels even though the law would allow them to raise rates.

The most onerous and detestable part of SB 611 is the proposal that landlords should start paying tenants relocation assistance money. This is folly and will lead to a backlash by landlords.

We are already seeing "mom and pop" landlords sell their rental properties and there is evidence of consolidation in the market with larger landlords becoming normative. The state has interfered in our housing market too much already and we are starting to see the results of actions taken lightly. Please do not further burden landlords and tenants and let the free market work as it should. Make it easier to evict bad tenants not more difficult. Don't create more problems in Oregon's housing market.