

Submitter: Kennedy Amundson

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I own a property management company that serves Yamhill, Polk and Marion county.

I would like to jump in by having you imagine something..... Imagine our Oregonians. Our Oregonians who love the outdoors, hiking, backpacking and camping. Our dog loving, adventurous Oregonians. Now imagine, the Oregonians who are renters.

And finally, imagine those Oregonian renters who all get to live in apartments. Apartments which often have little to no storage, little to no yards, and not much room for growth or the great outdoors. Due the obstructive and unprecedented laws, long-gone are the single family homes and duplexes with spacious yards and a true "home" experience for renters.

Passing SB 611 would make that the reality for renters in Oregon. By continuing to house 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 anyone thinks that continuing to make being a landlord in Oregon not just difficult but unfeasible in ways such as this, then I am here to respectfully tell you that you are fueling the exact issue you claim to be trying to solve.

I'd like to end with a question to ponder: If YOU were pleading to an investor that was considering building rentals in Oregon, how would you draw them in? What would be the attraction you'd be able to offer to entice them to move forward with said investment? Because from my view, and the view of many- this bill will seal the deal on ensuring there is nothing but a bad reputation for landlords in the rental market in Oregon.

I am a fierce advocate for tenants rights and am diligent about following the laws Oregon has already set forth for landlords. But, in order to maintain a true balance you must vote NO on SB 611. More rent control will only disincentive new development and ownership of rentals. SB 608 has caused enough damage in the availability of rentals and willingness to invest from private real estate investors, let's not allow SB 611 to be the final straw to truly driving rental investors out of Oregon for good and compounding our current issue drastically.