

Submitter: Rachel Goodwin

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

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. In fact, since the first rent control was enacted I personally know that WITHOUT EXCEPTION, due to the fear that landlords have of not being able to increase rent when and as needed, they now do MAX rent increases every year, when it was not their practice to raise rents at all. Example: My aunt lived in a house for 10 years and never saw a single increase, but as soon as the rent control hit, her landlord has increased her rent 9.9% every year. As a property manager of over 300 units, the owner of my asset, now does the same thing. In the past, he rarely made increases.

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 disincentive new development and ownership of rental units. This bill leads us further away from our housing goals. It's bad enough that our hands were tied by removing the "No Cause Eviction" We have to spend so much time and money to evict a bad tenant, but now, I know that landlords will opt not to offer longer leases, because they'd rather be able to evict someone before the end of 12 months, so they can raise the rent to offset the cost of a damaged unit.

Listen to the people that are in this industry and have boots on the ground. Its not about landlords being greedy, most landlords are not money grubbing slum lords, but if you ties our hands, we will not invest in rental properties or new developments.

Thank you for your time,

Rachel Goodwin