

Submitter: Jeffrey Bennett

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Legislators,

I oppose any legislative effort to limit rent increases, whether via (a) the elimination of prohibitions on local rent control or (b) lowering the rent increase limits set forth in current rent control laws.

I represent housing providers throughout the state of Oregon. Smaller housing providers are leaving Oregon, selling their homes to owner-occupied purchasers, and simply giving up. Larger landlords are diverting their investment dollars toward other states.

The common perception is that Oregon despises housing providers and will continually make it more difficult to provide housing to tenants. I concur with that perception and see the negative results the enactment of misguided laws have created.

The cost of providing housing has skyrocketed. Taxes have increased, the ability to timely procure rent has been restricted, maintenance costs have gone through the roof, the cost of being forced to house bad tenants (due to restrictions on landlords' abilities to remove them) has increased dramatically, the number of spurious legal claims has trended upward.... I could cite innumerable examples of the added costs caused by the enactment of purportedly pro-tenant laws, but the net results are the same: landlords rely on rents to pay all of the increased expenses. When collected (not due and owing) rents fail to keep pace with increased expenses, current landlords go under and potential new landlords stop investing. I'm seeing both of the foregoing negative results week after week.

You can't have it both ways: You can't keep piling draconian laws onto housing providers' shoulders while trying to retain and attract housing providers. You're on the wrong both, and further restrictions on housing providers' abilities to increase rents will perpetuate the legislatively-caused problems that the legislature cleverly - but inaccurately - purports to be trying to solve.

Respectfully,

Jeff Bennett