

Submitter: Kenneth Howell

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Senate Committee,

I have been a Oregon landlord with three duplexes for over 22 years. Before that, I had rentals in San Jose, California for 24 years. I can remember when San Jose had rent controls

until they changed the laws a few years later, due to unintended consequences.

Many single family units and duplexes were taken off the rental market, and many of the rest were getting automatic rent increases every year, often for the maximum increase allowed. The laws were then changed to exclude duplexes and single family homes from rent control. I understand, talking to Oregon real estate agents and other landlords, that there are fewer single family units and duplexes in the Oregon rental market now than before our rent controls. I believe that as you enact more of these anti-landlord laws, that many more landlords will opt to exit the business, and sell their units (as I plan to). Many of these single family and duplexes will become owner occupied, and out of the rental market. If you truly want to maintain or increase the number of these rentals, you should exclude them from rent controls like San Jose did.