

Submitter: Patrick Brown

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am opposed to this bill as well as any other bill, until and unless the legislature decides to cap all of our overhead and living expenses. The Cities of Portland and Eugene, in addition to the State of Oregon have, in the name of more affordable housing driven many, many, small (like less than 10 unit) landlords out of business. When values are up, rent controlled and relocation fees added, why be in the business.

Why are we the only industry that the governments focus on bankrupting.

Please limit gas prices, grocery prices, utility prices, tuition prices, while you are at it.

How long would the State Department of Higher Ed, survive if caps on tuition, or caps on professor salaries?

Rent Control is a proven loser. It is the law of unintended consequences. As any Realtor in Portland or Eugene, just how many small landlords have quit the business.

I have a rental in Portland, that I rented to one tenant for 15 years for \$375 without a single increase, yet ended up paying \$4,500 to her after she caught the unit on fire and rendered it uninhabitable. I was between a rock and a hard place. A place landlords know well. This unit has been off the market for over 3 years now, because my daughter lived in the same building on the floor above and I cannot reasonably control who lives on the property. I already know the fair housing act and comply with it.

Lord, I abhor Trump and the rhetoric, but understand the frustration with what Government at all levels have become. They are/were fed up to the point they would not take it any more. I do not agree with their actions and narrative, but I understand the frustration. We are mad as hell and do not want to take it any more.

I was also hoping that the new EV I would like can be purchased for 2015 prices. I want my gasoline at .29 a gallon that I paid when earning \$1.25/hr and happy to have a job.

Yes, I am of a certain age....Just do the math and read a little history.

Now the legislature even tells us how to screen tenants, approving the first least

qualified tenant. I would suggest that you tell banks how to underwrite loans or insurance companies how to underwrite risks, and there will be no banks nor insurance companies.

It is a step on the way to socialism.

I get postcards nearly every day, from a "flipper" wanting to buy my rental property and flip it, most often to an owner occupant and thus reducing the available rental pool. I even rented and sold one in Eugene in that manner.

I want the legislature's hands out of my pocket.