

Submitter: Dan Arquilevich

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I have been a small-scale local Portland landlord for 22 years. I've always prioritized my tenant relationships, offered them fair housing rates in exchange for attentive maintenance and support of a clean and safe living environment. In all my years I've had 0 evictions across dozens of tenants, and have started and ended on friendly terms with every single one of them.

I fear that increasing constraints on the landlord/tenant relationship is trending us towards an increasingly adversarial and hostile relationship between landlords and tenants in this city. Reasonable tenant protections and rent controls are important, and it feels like adequate ones are in place today. To move forward with these greatly restricted bounds on rent increases and greatly increased relocation fees would really tip the scales and make ongoing business operations very difficult for small Portland landlords like me. Like everyone else, we are feeling the painful effects of inflation and high interest rates. Many of our real costs have risen well beyond the proposed 8% rent increase cap.

I'm a diehard Portland loyalist, and still own all of my rental properties within Portland city limits. But in recent years I've seen many Portland landlords throw in the towel, selling their pdx/Oregon properties in exchange for others in greener, more lucrative and less regulated pastures. In a recent property search of my own, it was abundantly clear in all my interactions that many property investors want out of Portland, and out of Oregon. Vancouver is hot, and Portland is not right now, among the local investor community.

Further, new development is being disincentivized at a time when our region so desperately needs it.

Please don't take out local investors and businesses by making these overly-restrictive regulatory changes. It's the opposite of what we need as a community at this moment.

Sincerely,
Dan Arquilevich