

Submitter: Michael Pronold

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am writing in opposition of certain aspects of SB 611. I own a duplex in Portland and have done so for 30yrs. I manage and maintain the unit and provide a great price at a price that is probably well below market. I rarely increase rents on existing tenants and only do so when expenses such as utilities and taxes force me to cover those expenses. With the severe overburdensome regulations of late I am being forced to raise rents to cover these costly regulations. Some of these protections are having the opposite effect of controlling rent. I am now forced to raise rents significantly to cover the costs of potential frivolous lawsuits since I have to rent to just about anyone and to cover relocation costs at some point because I may want to move my daughter who is a single mother living below the poverty level into the unit so i can help provide for her. Tripling the already absurd amount of the relocation fee just drives me to raise rent the maximum amount in anticipation of having to pay these at some point. When the tenants ask why I will let them know its due to the legislature. Your efforts are having the opposite effect of keeping rents in check. If these regulation pass I'll be raising rent the maximum amount for the foreseeable future.