

Submitter: Kathryn Gomes

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am strongly opposed to SB 611 Rent Regulation as a property owner of 3 small cabins and one duplex in the Village of Rhododendron near Mt Hood for over 30 years. I provide hard working employees of the ski areas with reasonable rent - and have had 4 of them as continuous renters for many years. I could make many times more income if I turned my rentals into Air B & B but choose to do the right thing by keeping them as monthly rentals.

SB611 requires that when I need to remodel or sell the cabins, I will be expected to pay 3x's the monthly rent to have the renters move out. Currently I would have to give my renters 90 days notice if I decide to remodel the units. I could turn them into vacation rentals and make a lot more money.

I feel it's important to have housing for the people that live and work in the community - and rent they can afford.

SB 611 lowers the Rent Cap to just 3% per year + CPI but NOT to exceed 8% total. My rent ranges from \$725 to \$1200.00. I have raised the rent 10% in 2022 and 2023

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but if the rent isn't enough to cover the expenses, then I would consider selling the property.

One of my renters personally paid no rent at all for 2 years due to COVID and rent was paid by Clackamas County. My other renters are outgrowing their cabin but there are no reasonable places in the Mt Hood area to rent. If SB 611 is passed I will reconsider owning rental property and get out of the rental business.