

Submitter: Tom Clarke
On Behalf Of: Myself
Committee: Senate Committee On Housing and Development
Measure: SB611

Please do not vote to approve this bill. I have been a landlord for over 30 years and I have 12 rental units in 4 buildings located in Astoria, Rainier and St. Helens. I have always kept my rents reasonable and on the low end side. When the rent control caps were voted in by the legislature I was caught by surprise and my rents are still low. I have not been able to catch up and be able to rent my units at market value due to the cap laws. I made these investments to be my retirement income. I am not a slumlord, I keep my rentals top notch where I would gladly live in one of my units at any time. I fix any issue in a fast timely manor. This year alone I have had to replace two roofs (\$48000.00) and 3 major appliances. My costs go up continually, property taxes, insurances etc. The only way I am able to try to keep costs down is by doing the labor myself. I am in the process of refurbishing an apartment where the materials are exceeding \$12,000.00 and I am doing all the work myself. I am retired and 71 years old. This is after the tenant moved out who has been with me for 25 years. PLEASE do not allow this bill to pass. Placing a cap on the percent rent increase allowed will hurt the majority of landlords. The same applies to paying a tenant 3 times the monthly rent to move out if I had a major repair/remodel to do on their unit. I believe our legislators forget that the property owners in Oregon pay the majority of costs to keep this state afloat.

PLEASE VOTE NO ON SB 611.