

Submitter: Austin Folnagy

On Behalf Of: MAGYAR PROPERTY MANAGEMENT AND INVESTMENT LLC

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Austin Folnagy, and I am owner of Magyar Property Management LLC and have been a housing provider for over 10 years both in Klamath and Lane County. As a housing provider I am support of SB 611, and here is the reason why.

A recent average of 2,155 eviction filings happen each month in Oregon – a 43% increase since pre-pandemic levels. That is 25,680 Households each year. That is evicting nearly the number of Klamath County households every year. Every eviction is a displacement.

As a housing provider and especially one in rural communities we have to think about the micro and macro-economics of our community, and not just short term bottom line. When we displace a tenant we displace not only families but workers, and with the tight labor market in rural communities we can't afford to loose workers. I personally know of many carpenters, construction workers, and trades people (people you need to build more housing), who have had to move out of communities due to displacement. This in turn negatively impacts the local economy as a whole, which in turn negatively impacts the rental market. Making our long-term investment of properties less valuable. So I see this as a measure to protect interest of not only tenants, but reasonable long term housing providers investing in the communities we live in.

The bill would set limits on rent increases, and overall promotes a dynamic of dignity and respect in the relationships between tenants and landlords. I ask for the passage of SB 611. Thank you.