

Submitter: David Dillon

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is David Dillon and I own a duplex in Springfield and also manage 3 duplexes and a house for my elderly mother in Eugene. Mom and Dad have had properties since the late 70s and I have had my duplex since 2009.

I feel like this is a terrible bill. Full disclosure I don't own the property I live in and so I also pay rent, so I am in both sides of the issue. If you do this proposal my family and I will seriously consider selling our properties because it will no longer be economically viable. We had thought about adding on some of our existing lots i.e. make a duplex a 4-plex, but there is no way we would consider doing this if this bill passes.

The issue is supply and demand. There isn't enough housing in Oregon. I can see that legislators want to help when they propose a bill like this, but unfortunately all it will do is stop almost all building of multi-family units and push small operations like mine and my mother's to get out of real estate. PLEASE DO NOT DO THIS!!!

Legislators need to know how recent inflation and regulation has affected your bottom line and how proposed rent control legislation will hurt your small business or force you to sell your properties and lower the amount of rentals in the state.

Let them know how this bill will disincentivize new development or investment for improvements on existing properties due to the inability to recover costs under rent control.