

My name is Tiffany Seale and I manage three multi-family properties in Portland, Oregon. I have worked in the rental housing industry for 5 years. **Please vote NO on SB 611.**

Currently the legal limit to raise rents is 9.9% in the city of Portland, but in practice, most property managers wouldn't max out that rent rate or else they will face large-scale turnover. Personally, I haven't raised rents over \$100 because of the natural rent control in place by supply and demand.

As I'm sure you've already heard from other community managers, more rent control will only disincentivize new development and ownership of rental units. As you know, rent prices are set by several factors like rising utility and insurance costs, inflation, increases in the cost of maintenance and payroll, and local tax burdens. All of these costs are only increasing and passing SB 611 will only exacerbate these problems, not solve them.

Thank you for your kind consideration.