

Submitter: Paul Jacobsen

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Good Afternoon,

I am opposed to SB611. I am a small operator of rental property, having started 20 years ago. I own four single family houses in Dallas, Oregon. I believe this bill to be a bad idea as it limits how much we can increase rent, although like everyone else, we are directly affected by inflation. The cost of repairs and materials have all gone up, even for landlords. We make a very directed effort to keep our properties in the very best condition, but we also need the rental revenue to do so. Insurance rates have gone up dramatically, and property taxes increase every year. Plus, we continue to have mortgages. Having rent controls makes operating rentals less profitable, and will encourage owners to sell, removing rental property from the already tight market. It has been already shown in some larger cities like New York where rent controls exist, that housing instability has increased.

In addition, this bill wants to triple relocation fees if a landlord needs to make larger repairs or wishes to sell their property. Again, this puts way too much burden on landlords. Please don't act like we are all rich corporations. We don't have deep pockets and need what little money we make to maintain the properties.

I understand that there is a housing problem in Oregon, but don't pass legislation that places all of the burden on landlords.

Paul Jacobsen

Corvallis