

I am writing to implore you to vote against SB 611

I am a property manager and own several rentals personally.

My property management clients are all private individuals who own a few rentals. Some have one rental house. Some own a 4-plex. None of them is rich and none of them is getting rich from their rentals. Many actually have to feed the properties to make their payments. I know I do.

Some purchased their property as a long term hold with the intent of paying it off and relying on the income for retirement, children's college expense, or care when the owners are elderly.

One party I manage for inherited their duplex from their father who inherited it from his father. It has provided income for three generations of writers and artists.

I have several owners who are retired and rely on their rental income to support them along with their social security.

My owners have all made a commitment to maintaining their properties and offering safe and attractive housing. None of my clients are speculators and none have gotten rich from owning rental property.

My clients will not be able to cover their costs or afford necessary improvements on their units with an annual rental increase cap of 3% even if cost of living expense is added. Property owners are subject to inflation too. With property taxes going up a minimum of 3% a year in Multnomah County and much more if any bond issues are passed, owners will not be able to stay ahead of their annual property tax increases, increases in utility costs, and even the most basic maintenance not to mention substantial improvements to the property. At the rates proposed, independent property owners will not be able to cover their baseline expenses and will be unable to invest money into their properties for needed upgrades and necessary repairs.

The proposed draconian penalty of three times the rent to vacate a tenant is exorbitant and will put many, many tenants at risk. Tenant

upon tenant harassment and violence has been increasing even since penalties have been imposed for vacating tenants. No one gets rid of good tenants. We value our tenants. They are our clients, and we appreciate and need them.

Due to the complex and costly terms for vacating bad tenants, private landlords will not be able to afford to vacate dangerous tenants even if they are preying upon other tenants in the building. Ever since the first rent control bill came into law and removed no-cause notice, I have had tenants who are afraid to submit a complaint against another tenant for fear of retaliation. Even with careful documentation and reporting, it is **very difficult** to vacate a tenant who is harassing other tenants. With the additional penalties included in SB611, it will be impossible.

Additional restrictions for builders providing housing will only result in fewer housing units built. Builders are not going to take on risk and expenses if their investment will not be profitable. No one would.

Punishing landlords with exorbitant financial penalties, enforcing unreasonable rent control limitations , and restricting builders does not lead to a single unit of housing. I urge you to spend your time and energies developing subsidies for tenants in need and incentive for builders to build more housing.

Landlords are not the enemy. Stop treating them like they are. The state is not empowered to regulate the price of eggs, milk, and diapers. The market regulates pricing and the state provides subsidies for those who need it. The same should be true of the housing market. Housing, like food, is a necessity and it is a necessity that costs money. Someone has to pay for it. We have food stamps and other support services to provide food for those in need. We have the Oregon Health Plan to provide medical care for those in need. We have affordable housing, home forward, and section 8 to provide housing for those in need. If those subsidies are no longer adequate to serve the population in need, then funds for more housing subsidies need to be developed. It is not the responsibility of the private property owner to provide subsidized housing. With the terms that SB 611 proposes, every private property owner will be a subsidized housing provider. Imagine what that will do to the economy. There will be disastrous results for property owners, maintenance providers, property managers, landscaping crews,

subcontractors, bookkeepers, locksmiths, cleaning services and all the myriad of industries that depend on revenue from property maintenance, operations, and upkeep. Clearly we can come up with a more productive and economically responsible means for providing more housing and housing subsidies.

Finally, I vehemently oppose a rental registry. I am a private citizen and if the government wants to contact me, I can be found through my income tax payments, my W-2, my tax payer ID, my business license, all of which are available for authorize parties who seek that information. I absolutely refuse to have my privacy invaded by putting me on a public list. This is clear targeting, and it is offensive and dangerous. My great grandparents were put on a list. After a little while, people came around to the people who were on the list and harassed them, and stole from them, and beat them. Then they put yellow stars on their lapels. And not long after, the people on the list were systematically executed. These people were property owners, business people, and private citizens who were targeted and violated by their state government. In honor of Vera Katz, our beloved former Mayor of Portland who fled Nazi Germany in 1933, an amazing woman who loved her adopted city and showed it every day during her years in Portland, do not authorize this list.

Lisa Hertzberg Long
highfiveprop@icloud.com
503-317-4399