

My name is Robert Freeman. All 5 of my Duplexes are in Springfield. I have been a housing provider for over 11 years. This is the first time I have submitted testimony.

I build, keep, and manage my duplexes. I do this to save money for my tenants and for myself. I try to be a little under market, so tenants are happy and not looking to move.

I must raise my rents due to the increase in interest rates, taxes, insurance, and maintenance costs. If this bill triples the relocation fees for tenants, I will have to pass these costs on to all my tenants. It would also stop me from restoring my properties until a tenant moves out on their own.

Due to the increase in building materials and legislation to run my business, I am not sure I will build any more rental units. I have also thought about selling all my duplexes and not have to worry about more legislation that controls my business.

Oregon SB 611 will put an added cost on my small business short term, but I will ultimately have to pass the costs on to all my tenants. I think my rents will increase more by this bill than hold rents back.

Thanks for reading this, I am truly concerned about my tenants and rent increases!