

Submitter: Maria Sworske

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Maria Sworske and I live in Portland. I have been providing affordable, clean and safe rental housing since 1994.

Please vote NO on SB 611.

At one time I self-managed 10 rental units in NE Portland & Gresham. It felt good to be able to keep rents low for the hardworking residents in my properties. At least I could do my part to keep families housed by charging only what I needed in order to keep the mortgage payments made and the buildings well-maintained.

Due to overly restrictive rules and sharply increased costs of doing business, I sold 4 of my rental housing units at the end of 2021. Since then, I have increased rents at the other units because of the threat of further rent increase restrictions. It used to be that I could raise rents as needed. Now I feel that I have to raise rents at every opportunity in order to catch up for being \$200-\$600 per unit behind market rent and then to be able to handle newer & larger expenses, such as relocation fees & legal expenses. That money will come from the honest, hardworking long term residents, in order to pay for the few who increase my costs through their actions. That doesn't seem fair at all. I can barely look my good residents in the eye as I must make them pay more of their hard earned wages in rent because of these punitive and excessively harsh rules.

Passage of this bill will create even more hardship for rental housing residents.

The cost of everything has gone up - Taxes, insurance, utilities, contractors/labor, materials. Lawyers are overly booked and very expensive. As inflation and labor shortages push up prices, we ALL must pay more.

More rent control turns away new development and ownership of rental units.

The rentals are not my full time job. They are my retirement plan while contributing affordable & safe rental housing to my local community. My full-time job is as a Realtor specializing in sales of residential rental properties. For the 3rd year in a row, the majority of my business has come from small-time local owners of rental housing who have given up on trying to provide rental housing in the state. ALL of my single family rental listings that have sold in the last 3 years have gone to owner-occupant buyers. Most of the duplexes have also been bought by owner-occupant buyers. Those renters who were displaced through the sales ended up having to pay

anywhere from 20-50% more rent in their new homes. This is what happens when rental housing providers can no longer operate in the state. Let's not continue down this destructive path.