



# CASCADE RENTAL MANAGEMENT CO.

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March 21<sup>st</sup>, 2023

TO: State of Oregon Senators & Representatives

RE: SB 611

Dear Senators and Representatives –

I am urging you to take a good look at SB 611 and understand how it will negatively impact the rental housing industry and how it will do nothing to improve affordable housing or access to housing.

I manage properties throughout the state of Oregon and have done so for the past 12 years. We offer clean, well-maintained, affordable rentals. Our units are renting very quickly right now because they are affordable and there aren't enough units like ours in the area.

There is a housing shortage period and there are barriers for people to enter into housing. This legislation does nothing to solve those problems. It will only make it more onerous for those wanting to rent out property.

Our costs go up substantially each year; water, sewer, garbage, property taxes. The high inflation has caused these costs to be much higher and impactful on the properties. A 3% rent increase +CPI will not cover the costs of these increases. We do not implement a rent increase every year, we evaluate costs and then make those decisions. There are years that a 7 % increase may not be enough to keep the properties going.

**Why is the answer always to do rent control? It has not worked in other cities to solve the problems you are attempting to solve.**

**At what point do you stop putting all of the onus on property managers and property owners, and start to realize there need to be other solutions?**

Sincerely,

Carly Kuenzi

Property Supervisor

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