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On Behalf Of: Bunting Management Group  
Committee: Senate Committee On Housing and Development  
Measure: SB611

My name is Amanda Sanderson, I have worked in the housing industry for over 15 years with the majority of my oversight being in Portland, Beaverton, Gresham, Salem, and Eugene. I have seen first hand the impact that these restrictions have had on housing providers, as well as those being housed. Housing providers have barely been able to recuperate from the pandemic, now with rising expenses to maintain their properties (water, sewer, garbage, gas, building materials, labor.. ) many investors are pulling out of our area or unable to continue to maintain an appeal to their property. Utilities and basic maintenance have seen an excess of a 3% increase. Why would it make sense to cap rentals at 3%? All of these items would need to be maintained with any type of housing (weather owned or rented). Let Oregon history speak for itself, rent control of any sort does not benefit the housing industry, it does not resulted in maintained housing, nor does it result in those searching for housing receiving what they need. History for Oregon shows this, current examples in New York, Antioch CA, and other states are also showing the faults in this example.