

Submitter: Kelly Utley

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am very troubled by the current legislation under consideration, SB611, and hope you will consider my reasoning for opposing this action.

I became a landlord of a single-family home in the past year, and in doing so made a conscious decision to invest in my community by increasing the pool of rental housing. Certainly I see it as a long-term investment for myself, but the financial reality is that I must be able to make money in the short term or I will be forced to liquidate the property and choose more lucrative investments.

Under current Oregon law, I can raise the rent annually by up to 7% plus the annual CPI increase; I accepted this as a reasonable approach that effectively guaranteed me a 7% annual return on my investment (assuming my costs to maintain the property increase in line with CPI). Under SB611, that logic is flipped and I will effectively be guaranteed only 3% plus the CPI increase. I can do a lot better than 3% with alternative investments.

Help keep the Oregon rental market viable - reject SB611.

Sincerely,
Kelly