

Submitter: RONNA CHANDLER

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I'm submitting my opposition to SB611 which establishes 3% cap on rent increases, triples the relocation assistance payment and cuts the 15 year exemption or new construction down to 3 years. I have apartment complexes in various cities in Oregon. We've been in the real estate sales/land development and construction of residential, commercial and multi-family dwellings since the late '70s. We've seen many changes and SB611 will be very detrimental to our industry making it impossible to take care of our housing problems here in OR. If SB611 passes, you will be hard pressed to find builders, developers, investors, and property owners willing to take on the added costs, risks and expense of rising costs that will incur. If you strap the proposed burdens on not only the property management industry but also on the tax-payers, there will be little incentive to continue to provide much needed housing in our State. This industry provides housing, business, schools, hospitals, parks and facilities that provide services to our communities. People want a place to call home, safe neighborhoods in which to raise families. New regulations and restrictions and bills such as SB611 only prohibit growth and progress and also eliminates a reason to maintain and sustain what we now have. With the costs of everything increasing due to our economy and inflation, it is an unfair burden to place on the very industry that provides the thing we desperately lack--housing. PLEASE VOTE NO ON SB611. Thank you,