

Submitter: Jodi Nelson
On Behalf Of: JAM Nelson LLC
Committee: Senate Committee On Housing and Development
Measure: SB611

As a small landlord (5 residential rentals:2 Tillamook county-pacific city ; 3 Benton county-Philomath and Corvallis; 1 commercial Benton county-Philomath) We are strongly opposed to senate bill 611 for the following reasons:

- property taxes have increased beyond reasonable in Benton County (ex: \$4700 for 3 bed. 2 bath; 14000 for 1 acre commercial bldg)
- inflation
- repairs and maintenance for tenants who DESTROY property and will not or cannot pay.
- sb 611 will disincentivize new development or investment for improvements on existing properties due to the inability to recover costs under rent control.
- One property is leased to a nonprofit that has sober living. More sober living with small landlords is needed, not less!
- Rent control has caused housing instability in places like New York and San Francisco.
- we will be forced to sell properties due to increased regulation and costs.
- there it's already too much regulation regarding getting tenants out that do not take care of properties nor pay rent.
- please realize as a small landlord, we don't always raise rent we take care of the tenants in a good way.

Kindest regards,

Jodi Nelson
JAM Nelson,LLC