Submitter: Steven Bartell

On Behalf Of: My Self

Committee: Senate Committee On Housing and Development

Measure: SB611

Although, you recognize the fact that there are not available houses, you continue to create measure that discourage individuals from wanting to own and rent homes. I have been a landlord for some 30+ years and due to the Oregon government's clear attack on landlord's, I am selling off all 18 of my rental properties. Although, I'm certain there are a few unethical landlords, creating blanket bills designed to punish all landlords are not logical or effective methods to regulate bad behavior, while trying to encourage more housing. No one apparently asks the most basic questions?! How effective are the programs and/or laws at addressing the problems they are established for. This law punishes owners from doing (in many cases) needed upgrades (many required by law). Also, punishes landlords who want and/or need to sell their homes! In spite of the fact that they have been providing a valuable and needed service. Nor does it address the issue of how poor tenants affect these issues. I feel our elected officials are quick to make emotionally based decisions without thoroughly considering the consequences, impact and results of their decisions. I don't believe you understand the huge risks, expense, determination and hard work necessary to not only get started but continue to provide rental properties. I believe better results would come from programs to promote good landlords, as well as, good tenants. Private companies like Airbnb, have rating systems for both the landlord and the tenants. Which encourages both to strive for positive outcomes. It provides clear explanations, guidelines and explanations to maximize positive behavior from both parties. The state could provide programs to educate tenants the importance of good behavior but steps to improve their poor behavior, while also providing incentives. And have similar assistance programs, punishments and incentives for landlords.