

Submitter: Susan Jaeger

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

My name is Susan Jaeger, and have offices in Rogue River and Grants Pass, OR. I have been a housing provider for 10 years. I do not see how limiting rent increases and tripling relocation fees for tenants (to be paid by owners) is designed to encourage landlords to make repairs or retain properties to be available on the rental market. What I have seen as a Realtor, and done as a landlord, is this--rentals are sold to people renting, or not, thereby increasing the problem of rental scarcity, not helping the rental market at all. For those retaining rentals, they are not prone to remodel or do major repairs to the rentals because of the 'stick' of paying for tenants to relocate--and how do you recover those costs? I am sure most of you are educated and know the rules of supply and demand. I know that kneeling on the necks of landlords will discourage ownership and reduce rentals. It seems more prudent to give landlords carrots, not sticks, in the form of tax benefits and other inducements to build, repair and/or remodel. Landlords should not have to pay for rentors, many of whom can well afford to purchase, but not wanting a commitment, rent--trusting in you good people to make landlords help pay their way.

I agree with a reduction of exemption on rent increase limits to 3 years for new development--15 years was overkill.