

Creating regulations that benefit tenants may seem like you are solving a problem that low-income affordability for rentals is plagued with unintended issues. Limiting rent increases does not cover cost for supplies, labor, or initial cost. Inflation always has an impact on rent. If there is no incentive to provide places for someone to rent will reduce the number of rentals available for someone to rent. The last few years has impacted everyone. Trying to help the tenant keep rent low now pushes the cost to the property owner. Supplies in the last few years had more than doubled in some cases. Labor also has increased. If a dwelling is damaged, it's up to the owner to repair based on rent. If that rent is insufficient, there is loss, and the owner may have to sell because the cost of supplies and labor has grown disproportionately.

On another point the cost for housing increases. If the cost of taxes, insurance, garbage, water, and electricity (which will always increase) it is difficult to justify creating housing for individuals that can not buy homes. This is especially important when purchasing a dwelling. It may be difficult to buy a dwelling that covers all the cost if the initial cost is high. Limiting rental increase does not reflect reality of housing increases. Thinking the landlord/owner should absorb the cost is unrealistic. It is no different than saying a business cannot raise prices on products or services because the government has a cap what a business can charge. Business can not give employees raises to match inflation or provide the products or maintain the business if the money generated is insufficient to keep the business running.

The issue with high cost of housing is not the landlord's fault. They are charging market rate. The reason the market is high is because there is not enough housing. Controlling the cost will have the opposite effect. There will be no incentive to invest in low-income housing. Decreasing the number of new rental houses, causing a greater need. The solution is to increase the availability to create housing by reducing the limitation based on zoning. Creating incentives to build more housing to increase the vacancy rate.

I have a few rentals in Corvallis and Albany. It is difficult to find good renter. Many of the regulation benefit the tenant. I give every tenant an opportunity to have a place clean and well maintained. But it is very difficult with substantial supply increases. I saw just 2x4x8 increase from \$2.5 to over \$8. It has come down, but a business can't wait for the cost to drop. Another example, roofing. A few years ago, roof would cost \$6,000, and now over \$10,000 possibly \$12,000. This price will not drop because labor cost have increased. Water and electricity cost has increased dramatically. If included in rent, it limits the affordability for the landlord.

In conclusion, if you want to limit one business, you should limit all businesses. This is not realistic. I'm sure if they limited your income while everything increases, you would not very accepting, and demand a higher wage.