

Dear housing committee

My name is Ron, small rental houses owner. I oppose bill 611.

I'm living in Washington county, 30% of housing cost is from utilities, insurance, landscaping. In last 3 years, water rate raised 14.5% in 2020, 9% in 2021. PGE raised 6%, insurance raised 10% each year due to house cost up.

My new mortgage rate is 6.5% as refinanced last year for pull money out for major repair need.

8% Rent cap does not reflect free market trading, nor relieve current housing crisis. If this comes to bill, I have to raise rent to cap to recover unbearable upcoming cost.

I'm building addition for house more tenant, but current permit restriction and long inspection waiting time make my project delayed 15 months already. I believe government need to simplify permit process and allow more home owner willing to build ADU and I believe it is effective way to loose house crisis.

Thank you for listening