

Submitter: Eda Bilir

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Law Makers,

My name is Eda Bilir and I own a single family rental property within the City of Portland. I am requesting you vote NO on SB611.

With the passing of several ordinances over the past five years, property owner rights have been continuously and consistently eroded, to the detriment of small and private housing providers. Operating expenses for my rental property have increased exponentially over the past several years due to inflation and necessary and very costly repairs, as I keep my rental property in good repair. I am a conscientious landlord who makes every effort to refrain from passing these expenses on in the form of large rent increases. We have spent over %50000 just in the calendar year of 2022 to improve the condition of the property and also renew the appliances. We work with an amazing property management company and pay them a lot of money to ensure house is in pristine condition for our renters. If you want proof of all payments please reach out to me and I cam happy to send you copies.

However, limiting my ability to move in another direction with my personal property at a prohibitive expense is not in my best interest as a landlord. I believe that passing Senate Bill 611 will only drive independent landlords such as myself out of the market as it will further reduce available rental properties due to the fact that many landlords such as

myself will not be in a position to operate under the proposed conditions. I strongly believe that SB 611 will only make things worse within the City of Portland and The State of Oregon, as it does not properly address the root cause of housing instability. We have been hanging on to this property for 20 years and keeping it in great condition so that we could benefit from the rent income when we retire. We just refinanced it to make it affordable for us to keeping it. We have a beautiful property but the rent is not even pay for the mortgage. We would not be able to keep this property if you pass SB611 as it would be impossible for us financially. Developers are already calling and making cash offers to buy the land but we have not sold the property as it is beautiful and provides a great addition to the NW area.

Please, please vote no on SB611.