

I strongly oppose SB.611

It will do the **EXACT OPPOSITE** of what it intends to do

It will bring the **Law of Unintended Consequences**

We all understand the problem – lack of affordable housing

We all want to solve the problem.

Every action taken so far has made the problem worse, as will SB.611 – and here is why:

- Housing requires a balance – between renters and landlords.
Landlords need renters
Renters need landlords - there is not one renter in the entire world that doesn't have a landlord
Mess up this balance and you mess up housing
- All legislation enacted in Oregon for the last 5 years has ignored this basic fact – it has ignored landlord's needs and only focused on renters' needs.
The attitude has basically been “screw the landlords – they can afford it”
Every time you screw a landlord, renters suffer
- If you make it not worthwhile to be a landlord, there will be no landlords. If there are no landlords, there are no renters.
Here is simple economics:
Make it economically undesirable to be a landlord
Landlords will take their money and invest it elsewhere
As a result, there will be less housing to rent
You will have worsened the housing shortage

And this is what has happened in Oregon, and Portland in particular.

Many small family-owned houses and apartments have sold out

New apartments have slowed as investors have realized you have to be crazy to build apartments in Oregon – other states have better environments

And housing shortages have become worse.

By the way, all of this was predicted - by the landlord advocates but since “all landlords are bad” has been the mantra, their predictions and advice were ignored.

Ever wonder why the housing shortage became more pronounced about the time that co-operation between renters and landlords ceased? The “all landlords are bad” movement has caused this problem.

DON'T MAKE IT WORSE.

Take into consideration that if you freeze (or limit increased) rents, landlord expenses MUST also be frozen (utilities, taxes, fees etc.)

Take into consideration that if you put extra burdens on landlords, they will respond by getting out of the business – and that means less housing.

Take into consideration that SB.611 will drive more small landlords out of the business and drive large landlords even further away from Oregon.

Take into consideration that the state wants 36,000 new housing units per year – so who is going to build them? Certainly not private companies if SB.611 passes.

Take into consideration that, in general, landlords can live without renters but renters cannot live without landlords.

Isn't it about time that renters and landlords work together again?

Both parties are already incentivized to solve the housing problem.

The "Screw all landlords" movement has caused untold damage to Oregon.

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