

Submitter: Dody Joseph  
On Behalf Of: Self  
Committee: Senate Committee On Housing and Development  
Measure: SB611

I've been a landlord of a single house since 2014. I was okay with the initial rent control law but think this law is way too restrictive. I've gone as long as 3 years without raising the rent on a renter because they were good renters. In order to maintain the value of my property I'll have to raise the rent as often as I can to the maximum, I think the market can sustain. This is because once I fall behind the market rate it may be impossible for me to catch up.

Consider that the proposed cap is close to the rate of inflation we just recently experienced.

My perception is that the landlords throughout OR have absorbed a lot of pain in recent years to make it possible for renters to have shelter. Oregon does have a housing shortage, which now seems to be receiving significant funding. That is the way to solve housing problems. Let's stop disincentivizing landlords from providing good housing solutions for those folks who are not yet, and may never be, able to buy homes.

In summary, let's work on the housing supply issue so that the market will set prices that are affordable by the residents of this state.