

Submitter: Nancy Nichols

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

The portion of SB 611 that caps rent increases below the recent inflation rate will not help Oregon tenants. It will increase the housing shortage. This law will incentivize more owners to convert rentals to air bnb's whenever a tenant moves and discourage new construction. It will also almost mandate the maximum allowable rent increase every year since there will never be a chance to make it up later.

I have owned rental property for over 30 years. Most of my tenants paid on time and took good care of the property. However there have been times when that did not happen so I did not renew leases. Each one of those could have been evicted for cause. They knew why the lease was not being renewed and hopefully learned from that experience without having an eviction for cause on their record. Now that will not be possible. More people will have their youthful mistakes follow them for years, potentially forcing them into homelessness.

I own a triplex in Eugene. I expected my grandson could live in one of the units when he goes to college. If I understand this bill, that would not be possible, even if I told potential tenants at the time of offering it for rent that I would need that apartment in September 2025. For me, even though this seems unfair, I can cope by using the rent from this apartment to pay for my grandson's rent somewhere else, but this change in law will discourage people from renting out their homes when they are going to be away for a year or two, further reducing supply of rental housing.

What Oregon tenants need most is more housing. This bill will lead to less rental housing, not more.