

Submitter: Mike Woodley

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am 78 and have owned and managed rental units for 58 years. I currently own 4 apartment buildings in Salem, McMinnville and Sherwood. This bill will discourage the development of new housing and will discourage investors from buying existing units in the state. The result will be a slow degradation of the rental housing stock throughout the state. You need to find a way to encourage more development not less. Develop a fund for renters to tap into when they are having trouble making their rent payment. When a tenant is unable to pay rent I can't understand why the landlord should be required to let them remain in their apartment. This is a business. We shouldn't be asked to provide apartments for free. This is why a rental assistance fund is far more important to keeping tenants in their homes than penalizing the landlord. This bill stifles development. This bill will make the homeless issue worse instead of better. The growth rate of the supply of rental units will slow while the demand will continue due to immigration. By the time the goal of 36,000 additional housing units are built the homeless numbers will be far greater than they are now. Encourage supply. This bill will harm existing landlords, discourage apartment development and actually increase homelessness.