

Nancy Mackay, Eugene Oregon

My husband and I have owned, operated, and managed the rental of our first home and five apartments attached to it, since 2012. We have relationships with our tenants and have financially helped them out as necessary. We know their interests, their families, and their pets. Apart from, our newest tenant, our tenants have been in their apartments from 5-20 years. During COVID we provided hundreds of dollars of reduced rent and free laundry service. More recently, a tenant lost her job, and we gave her one month rent free and then waited three months without receiving rent until she could get caught up because we VALUE our relationships and keeping tenants in place. 90% of what we earn goes to mortgage, taxes, insurance, and property maintenance. This year we are in the red because of a new carport, that we built ourselves, for our tenants. I work full time in special education to pay our bills.

I ask you where is the evidence that rent control will work? I have found plenty of evidence on google searches that suggests otherwise.

<https://www.brookings.edu/research/what-does-economic-evidence-tell-us-about-the-effects-of-rent-control/>

To summarize rent control does help tenants in the short term but leads to longer term problems including decreased affordability and gentrification.

Landlords have to adjust how they do business to recoup some of the losses from rent control. They do this by putting off property maintenance and deciding not to make improvements; by selling to owner occupants or converting an apartment to condos. Why would a landlord install a nice extra like a carport or a small garden space if they cannot somehow recoup those costs? Consider this, the cost of a new roof has gone from \$8000 - \$15000 in just a few years.

Another consequence of rent control is housing mismatches. Tenants will stay in rent-controlled apartments rather than move adding to housing mismatches where a single person may be in a larger home and a family may be in a small apartment.

I understand something needs to be done to address the crisis now. I suggest that if rent control is enacted it is temporary to provide at least some relief in the short term. Why not enact 3% plus inflation the first year and have it increase by one percent each year until it is back up to the current 7%? We want more housing in Oregon not less. Putting the burden solely on the owners of these properties creates no monetary incentive to do good business or even be in the business at all. I ask you to please adjust this bill to better account for us rental owners. Because the landlords like us, who try to do business the right way, will find it too risky and unrewarding and will get out. I know that if my property was managed by a large corporation there is no way some of my tenants would still be in place. Please consider all stake holders not just tenants.