

**From:** [John Gibson](#)  
**To:** [HHS Exhibits](#)  
**Subject:** SB 608 - Rent Control  
**Date:** Thursday, February 14, 2019 9:29:19 PM

---

Dear Committee:

I am fortunate to be a homeowner don't own residential rental property and not directly affected by the fallout from the bill. However, am gobsmacked that this passed the Senate and looks like it will march its way into the Oregon Revised Statutes without any speed bumps in the way. This bill, birthed of good intentions but totally dusting those who have invested time and treasure to own rental property does nothing to solve the bigger issue - supply.

In five years you'll see the following:

- (1) More homeless camps - many in places not seen now, like derelict RVs in middle-class neighborhoods.
- (2) Less rental availability and choice on single family homes as people turn rentals into owner-occupied properties or air BnBs.
- (3) More rentals owned by out of state REITS who would care less about the local community. Mom and pop rentals owned by the local tire shop owner, teacher, Realtor, etc who have a relationship with the tenant...and more importantly the town they live in...will go away. The cost of compliance is too steep for all but the pros.
- (4) And if you are a tenant with a pet, so long Fido and Friskie.
- (5) And I darn well hope this doesn't happen: 38 die in a warehouse illegally converted to housing in Oakland in 2016. What does Oakland and Oregon after this bill passes have in common? (a) rent control and (b) government interference in getting new housing projects off the ground. In Oregon, that is from SB 100, again born of good intentions, but it'll take two to three years to run the planning gauntlet.

But first, a giant rent increase as landlords try to get ahead of the regulations and then instead of fluctuating with the market - yes, rents went down 20-30% during the recession - one will see steady rent increases as rental housing morphs into a regulated utility instead of an investment.

So at the end of the day, folks used to renting a home lovingly cared for by its owner with Fido romping in the yard will be forced to huddle pet-less in a box-like apartment managed by some out-of-state slumlord and paying the same or more for the privilege.

-John

John Gibson, Principal Broker  
**GIBSON REALTY INC**  
Voice/Text/FaceTime: (541) 593-5000 Fax: (541) 593-8121  
*Distinctive Service Since 1978*  
Oregon Real Estate Licensee 780502139  
Main Office: 56825 Venture Ln Ste 104, P O Box 3394, Sunriver, OR 97707  
Branch Office: 145 Division Street, Depoe Bay, OR 97341