

Opposed to SB 60

Why would Oregon, a state of independent thinkers, the sons and daughters of trail blazers, want to be the first great State to do Rent Control? If this goes through, veterans, working poor and the disabled will suffer most; and alongside them, the communities they are in will suffer too from lack of investment and poor conditions. The small mom and pop owners will fade from the pictures too

These are my biggest objections, and all of them hurt mostly renters:

1. **Income targets.** This bill has no income targets. A person making \$100,00 can take an a RC'd apartment and sit there for years, especially with no-cause evictions mostly banned, while our veterans, disabled and poor remain on the streets. At the very least, this flaw should be addressed before passing this bill.
2. **Rent control has never worked.** Coast to coast, NY to San Francisco, it has only resulted in higher rents and fewer available and more run-down properties. We need evidence-based solutions. By far, almost all economists say the same. We have gone too far left in looking for this solution. There are better ones.
3. **Too much of this problem is being hoisted onto the backs of Landlords.** Most of whom are Mom & Pop landlords and live in these same communities. The fines are outrageous for landlords (3 x rent for mistakes); and are even worse and more plentiful in Portland. Legal costs will rise exponentially, as renters seek to take every advantage. I have heard that many of the Mom & Pops are about to give up. That's going to leave more and more of the big bad guys out there. **If we lose these important community-based investors, the rental market will only get colder and bolder.**

Why not legislate to burden other causes for their high costs for renters: Food, medicine and health care? Or are there lobbies too lucrative and big?

I am a rental owner, a mom and pop style owner in Portland. Portland's new complicated regulations and now this State one scares me. I am not a lawyer. I hear the stories of tenants and potential renters manipulating landlords so they can sue for thousands.

I love my communities and take pride in providing clean, safe apartments. I have never increased rents 7.5% plus CPI; and can count on one hand the number of no-causes I have ever done in 30 years. All this makes me the average mom & pop owner. We invested for the long run. Keep the properties up, manage the costs and maintenance and then sell and pay taxes for retirement. It is the big companies that strangle and manipulate our poorest renters. They are cold and unyielding when tenants need real help. Protect our small owners; they protect our tenants.

I say, let's put our thinking hats back on and be smarter about this. At the very least we should take more time to think outside the box and together.

Sue Scott

