

Oregon is in a housing shortage for short & long term rentals. The vacancy rate in Southwestern Oregon is near zero. Passage of this rent control bill will make it even more difficult for individuals and families to find a rental. The rural area of Oregon is much different than the urban areas such as Portland, Salem, Eugene, etc. A broad brush stroke over the entire state of Oregon does not work for us in the outlying areas. If you continually restrict the ability of landlords to provide housing, eventually there will be a critical shortage with even more people homeless living on the streets.

A few of the line items I strongly disagree:

(C) At the time the landlord delivers the tenant the notice to terminate the tenancy, pay the tenant an amount equal to one month's periodic rent.

I do not agree that it is the landlord's responsibility to provide a month's rent.

(c) During any 12-month period, in an amount greater than seven percent plus the consumer price index above the existing rent except as permitted under subsection (7) of this section.

Totally not in agreement with this. If rent is \$1,200 per month, this would limit the landlord to limit the increase to \$120/month. In certain instances, this could cause the landlord to actually lose money on his rentals if costs go up by more than this in any given year. Some examples of items that could go up are: new taxing districts formed due to the tax limitations; if the landlord pays all the utilities including water, sewer, electricity, garbage, landscaping, etc., those bills could go up dramatically in one year. Other items are maintenance and capital improvements.

I would ask you to reconsider the passage of this bill as it stands.

Thank you.

Victoria Murray