

Dear Committee Members & Housing,

As a Landlord, I have spent my career trying to build my rental housing and this new bill does not encourage me wanting to continue as a Landlord. I also intended to build on 4 parcels I own due to the rental shortage but this bill has me pausing. If passed, I doubt I will continue to pursue the rental business.

Besides my personal involvement, I do property management for approximately 50 homeowners who will also be unfairly restricted by this bill. PLEASE don't be so unfair to Landlords. It will hurt the tenant in the long run.

Rent control has been demonstrated to have a negative impact on rental property housing supply. Even at 7% plus CPI, many investors will simply decide not to build in Oregon. We are at a critical point in Oregon's history where we need significant new housing units statewide.

If the bill is going to move forward, please consider the following amendments:

Please remove the emergency clause. If the emergency clause stays in the bill, as soon as Governor Brown signs the bill, many of your constituents will be exposed to significant new legal exposures with no time to educate themselves. A 90-day period to inform landlords is not unreasonable and is standard practice in the legislative process.

Address the unworkable timelines for good-faith purchasers of homes who intend to occupy the home. Existing timelines were negotiated through the previous collaborative landlord/tenant process. Have one statewide standard for relocation payments.

The Oregon Association of REALTORS® has been working in good faith with members of the Legislative Assembly to address structural problems with our housing shortage. We will continue to work with stakeholders and elected officials on positive solutions that do not cause further harm.

Sincerely,

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