

Dear Committee Members & Housing,

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 if they simply MUST be imposed. Be aware that if the State (you..?) decide landlords (and I AM one) must pay to move a tenant to put in new flooring, paint, etc., it simply won't be done.

Also, keep in mind that many tenants are quite capable of purchasing (I am also a Realtor), but prefer not to, since they don't have to pay or even be bothered to let us know, in many cases, when something needs repair. You are absolutely discouraging the purchase of property for rental use with this kind of bill. We as landowners pay the taxes and all costs. We support schools, police and local government. Why should we be penalized because we want to sell or move into a property we purchased, and allowed someone else to rent in the meanwhile?

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,

Susan Jaeger
4932 W Evans Creek Rd
Rogue River, OR 97537
bizcoach8@hotmail.com