

Thank You members of the committee and chair Keny-Guyer

My name is Terry Luelling. I'm here from Central Oregon representing the Central Oregon Rental Owners Association of which I'm Vice President. I'm also a rental owner and manage the 26 units we own. I'm also a General contractor for the past 25 plus years.

Senate Bill 608 not only does nothing to fix our housing crisis, which is a supply shortage of land, houses and rental units, it exacerbates it.

The economic law of supply and demand can't be ignored just like the law of gravity can't be ignored.

Thanks to the over restrictive land use laws born and implemented right here in this building, we have a shortage of buildable land. Buckle that with high SDC and affordable housing fees, prices for houses and rents have to go up just to cover the cost of doing business. It's pretty basic stuff.

The press from across the nation is either here today in person reporting on this or watching what happens here today from their news bureaus because we will be the first state in the nation to implement such restrictive rent controls. We might as well have a giant nationwide bill board saying " INVESTORS, DON'T BRING YOUR MONEY AND MORE BUILDINGS TO OREGON. GO TO IDAHO WHERE YOU STILL HAVE PERSONAL PROPERTY RIGHTS". Instead we should be incentivizing people from the mom and pop rental owners on up to build and buy more houses and apartments to rent out. The incentive might be as simple as, removing some restrictions and a simple " get out of our way".

I guarantee in two years when the full length session of the Oregon house and senate meet again, this problem will be even worse. We are averaging 20 people a day moving in to central Oregon with few choices of where to live and by blaming and punishing all landlords for a few bad apples and not addressing the real issue will have a disastrous effect.

Thank you for your time

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