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**Sent to:** Mayor Wheeler, Commissioners Ryan, Hardesty, Rubio, and Mapps, City Auditor, and Jessica Conner (to share with PHAC Commissioners)

Dear Portland Elected Officials and PHAC Commissioners,  
Housing rental prices are escalating throughout the country, but especially in Portland, OR. According to REDFIN, **Portland's rental rates increased by 39% since last February - the #2 fastest rising rents in the country!**

### Top 10 Metro Areas With Fastest-Rising Rents Year Over Year

1. Austin, TX (+40%)
2. Portland, OR (+39%)
3. New York, NY (+36%)
4. Newark, NJ (+36%)
5. Nassau County, NY (+36%)
6. New Brunswick, NJ (+36%)
7. Fort Lauderdale, FL (+30%)
8. West Palm Beach, FL (+30%)
9. Miami, FL (+30%)
10. Denver, CO (+29%)

Source: <https://www.redfin.com/news/redfin-rental-report-february-2022/>

### **Why is this happening when Portland has some of the most stringent tenant protection laws in the country? Why??**

This is happening precisely because of Portland's stringent tenant protection laws, which are incredibly risky and unfair to landlords. Small landlords, like ourselves, are selling and moving out of Portland. **With fewer rentals on the market, the rental prices are skyrocketing.**

My husband and I owned a lovely 2-bedroom house in Portland, with a large, serene backyard. We kept the home well-maintained and made a number of improvements including a new roof, refinished wood floors, bath remodel, and fresh paint. The home was very affordable to our tenants, who paid only \$1,625 per month for the last three years. The home had been in our family for almost 50 years. Unfortunately, we determined that the new Portland rules were decidedly anti-landlord and were much too risky for us to continue operating in Portland. We sold the house a few months ago, in November 2021. **We were sad to sell this home, and this is one less affordable rental on the market.**

Fair laws are important. Laws that tilt the balance toward one side have had unintended consequences. Please be fair to landlords as well as tenants.

Please feel free to contact me if you would like to discuss my small-landlord's perspective.

Thank you for listening,  
Marina Spor  
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