

From: [Dan Noble](#)
To: [CityRecorder](#)
Subject: [EXTERNAL]File #: 26-8, Motion from Councilor Mai Vang regarding renter protection.
Date: Monday, February 9, 2026 3:19:57 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear City of Salem Counselors,

My wife & I made Salem our home in 1983. Over the years, through hard work and sacrifice (not taking fancy vacations and driving newer cars) we have purchased duplexes and several single-family home as rentals. We opposed another layer of rent control laws on top of SB 608 that was passed in 2019 and already establishes state wide rent control and restrictions on no cause evictions.

Before SB 608, I was more relaxed about giving rent increases. I never gave a rent increase more than once a year, and often I gave only a modest increase or no increase at all. After SB 608, I felt I was being handcuffed & restricted by the law. SB 608 actually motivated me to be more aggressive in my increases and to do them every year. I do not want to find myself under market then be restricted by the law to bring the rents up.

Two months ago, I sold one of my rental homes. I could avoid paying taxes on the profits by rolling it over into another rental through a 1031 Exchange. However, because Oregon's laws continue to favor tenants and punish landlords, I chose to pay the capital gains tax and invest those profits in other ways.

I personally know two landlords who sold their 16-unit and 36-unit apartment buildings in Salem. They both 1031 Exchanged their profits into new rentals in other states. They specifically told their realtors not to search for opportunities in Oregon. Certainly the 16 & 36 units still exist in the Salem rental inventory, but because these owners were beyond fed up with the Landlord/Tenant laws here, they chose to take their profits out of Salem and invest in the rental market of another state.

I also have several friends, who own single-family homes as rentals. I can tell you story after story about how they have chosen to exit the local rental market. The common theme is they feel punished by the legislators just because they're landlords. More often than not when their tenants move, they choose not to re-rent their homes and sell. Most are purchased by homeowners (good for them), but not so good for renters who need a home to rent as a stepping stone before purchasing one.

I can give you names and address of these examples. These landlords felt their hands were forced and their resulting decisions decreased the rental supply. The motion states that the City of Salem needs an additional 23,355 new housing units by 2035. Why disincentivize current landlords or future landlords by imposing yet more restrictive rent control laws on top of what already exists in SB 608? It makes no sense!

Sincerely,
Dan & Louise Noble

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Dan S. Noble

President

Premium

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From: [Brent DeHart](#)
To: [citycouncil](#)
Subject: [EXTERNAL]Rent item 5a on agenda
Date: Monday, February 9, 2026 3:11:05 PM

Hello Mayor and Councilors- I read with interest the agenda item on rent assistance. Until recently, I was a part owner of a multi-family unit in Salem. I have since sold my interest and am not financially invested in Salem Multi-family units.

I noted the information about how much rents have increased since 2014. Statistics can always tell a story depending on how they are presented. While \$923 to \$1,428 sounds dramatic, it is only 4% annual increase per year on average.

With property taxes going up annually 3%, utilities and insurance and maintenance contractors going up more than that, and the new levy expense, 4% increases for landlords does not sound like soaring rates or at all unreasonable. I thought this numerical fact presented a slightly different way would be helpful.

Not to say there isn't a problem with needed housing- I do agree with the assessment. Allowing and encouraging more Infill, and more single and multi-family development, and providing quicker permitting will all help. Perhaps most importantly, a moratorium on additional regulations, taxes, SDCs and other City initiatives that raise the cost of providing housing will be a helpful strategy in slowing rent increases further.

Thank you for serving in your role.

Brent DeHart 503-551-6463 Mobile

DeHart Properties, LLC 3300 25th St SE Salem, OR 97302

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From: [Josh Noble](#)
To: [CityRecorder](#)
Subject: [EXTERNAL]Comment for: Motion from Councilor Mai Vang regarding renter protection. Ward(s): All Wards
Councilor(s): All Councilors Neighborhood(s): All Neighborhoods
Date: Sunday, February 8, 2026 1:29:13 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Councilors,

I am a Salem native and proudly own a local second-generation property management company. We manage 588 residential units in the City of Salem and strongly oppose any additional rent control measures.

We've had rent control in Salem since the passage of SB 608 in 2019. Since then, we have seen an increase in owners selling their Salem rentals to purchase ones in more landlord friendly states, this has decreased our housing supply. Others have adopted a policy of maximum annual rent increases to avoid being left behind. If the intention of rental control is to increase housing accessibility and affordability; it's been a failure.

We need and have laws that protect renters but they cannot come at the expense of landlord's ability to operate their business and make a reasonable profit. Renting is a two-way street; and owners already work with razor thin margins. Speaking for myself, in 2025 I lost over \$23,000 on my personal rentals. This was due to vacancies, tenant damages and the high cost of repairs. We need to incentivize owners to invest in our City. Additional rent control or other landlord restrictions will not improve Salem's rental situation.

I ask you councilors, have things gotten easier or harder for Salem renters since the introduction of rental control seven years ago? This Motion suggests the latter, if so, why double down on additional rent control measures when it's proven ineffective?

I urge you to look at other methods of keeping our residents housed. We should focus on making the construction of new housing easier and funding assistance programs for qualified renters.

Thank you,

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Josh Noble
Vice President

The logo for Premium Property Management, Inc. features the word "Premium" in a large, elegant, black cursive script. Below it, the words "PROPERTY MANAGEMENT, INC." are written in a smaller, black, all-caps sans-serif font, underlined.



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From: [Kim Davis](#)
To: [CityRecorder](#)
Subject: [EXTERNAL]Comment re agenda item 26-8
Date: Saturday, February 7, 2026 5:25:07 PM

I am writing to express support for Councilor Vang's motion regarding renter protection.

Since the financial market crash in the early 2000's, when families throughout our country lost their homes due to theft by financial markets and homes were snatched up by equity firms and the rentiers, who then began the process of systematically jacking up the cost of rental homes, the rental market has been rigged. The recent finding of price fixing did not ease the costs to those renting. The barbaric practice of pricing housing at the highest price the market can bear is a capitalist's wet dream and a renter's nightmare. Let's wake up.

To research methods to develop legal renter protections is a first step toward learning more about the problem and hopefully to identify meaningful solutions. Given how this council regularly bemoans the impacts of unhoused people struggling to survive on the streets throughout our community, I hope all will agree this could be a first step in a direction that could help ease the struggle so many face to remain in or achieve housing.

K Davis
Ward 4

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From: [william.herzberg](#)
To: [CityRecorder](#)
Subject: [EXTERNAL]Regarding renter protection. File # 26-8
Date: Saturday, February 7, 2026 4:47:51 PM

I own 60 units in Salem and have been obliged to house many non-paying tenants. The courts may delay or deny the eviction process, but I still need to pay my mortgage loans. I would like to keep up my property maintenance, but will have to cut back on deck repair and painting due to increased expenses of operating in Salem.

Affordable housing is scarce in Salem, Oregon. Economists from both ends of the political spectrum agree that rent control does not work. Further penalties on landlords will lead to degradation of housing stock and disinvestment. You may be successful in protecting the interests of some tenants and harming some landlords, but you will reduce the housing supply and quality of housing in Salem. Your policies will have the opposite effect of their stated intent.

William Herzberg
Heartmountain Investments LLC
Portland, OR

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