

Submitter: Greg Frick

Committee: Senate Committee On Housing and Development

Measure: SB799

Dear Chair Jama, Vice-Chair Anderson, and members of the Committee,

I am writing to express my concerns about SB 799 and the negative effects that further restrictions on rental housing providers will have on the health of the rental housing market. While I understand the intention behind these measures may be to protect renters, I fear they will ultimately harm both renters and rental housing providers.

Imposing more restrictions on rental housing providers will have a chilling effect on investment in the housing market. Property owners may choose to sell their rental properties or divert their investments to other markets, ultimately decreasing the supply of rental housing.

Furthermore, more restrictions on rental housing providers will increase the costs of owning and operating rental properties, discouraging investment in the housing market. This decreased investment will discourage new housing delivery, making rental housing less accessible and affordable for many families who are already struggling.

I urge you to reconsider the proposed restrictions on rental housing providers and instead focus on solutions like direct financial assistance and policies that will encourage investment in the supply of housing

By incentivizing new housing construction and encouraging investment in the housing market, we can increase the supply of rental housing and bring down rents. This will make rental housing more accessible and affordable for those battling to make ends meet.

Provide direct financial assistance to renters and rental housing providers. Rental vouchers can help to address the affordable housing crisis by increasing demand for rental properties, which can encourage property owners to invest in the housing market and increase the supply of rental housing. By doing so, we can ensure that renters have access to safe, affordable, and quality housing. This means that more families can be assisted with the same amount of resources, making rental vouchers a highly efficient use of taxpayer dollars

I urge you to look for real solutions, not ones that cause more problems for the people you are trying to help. I respectfully request that you consider the positive impact that a focus on increasing the supply of housing and rental vouchers can have on the affordable housing crisis as opposed to more restrictions on rental housing providers.

I keep hearing we are all in this together, but the actions coming out of Salem say otherwise. Continuing to push all of the affordability burden on housing providers is only making the problem worse because it disincentivizes the one thing we need, THE SUPPLY OF MORE HOUSING!!.. It is time to look for real solutions to solving this critical issue. Regulations like SB799 will cause the cost of rental housing to go up and the quality to go down.

I would welcome discussing this in more detail with committee members and their staff.

Thank you for your time and consideration

Sincerely,

Greg Frick